

2023-004716

Klamath County, Oregon

06/20/2023 01:36:02 PM

Fee: \$87.00

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Watanabe & Suemori, LLP
Diane Kawata Watanabe, Esq.
17592 Irvine Boulevard, Suite 202
Tustin, CA. 92780

GRANTOR'S NAME:

Craig L. Wood
Sally Ann Wood

GRANTEE'S NAME:

Craig Layton Wood and Sally Ann Wood,
Trustees of the Wood Family Trust
dated August 28, 1985

MAIL TAX STATEMENTS TO:

Craig Layton Wood and Sally Ann Wood, Trustees
616 20th Street
Huntington Beach, CA 92648

STATUTORY WARRANTY DEED

Craig L. Wood and Sally Ann Wood, Grantor, conveys and warrants to **Craig Layton Wood and Sally Ann Wood, Trustees of the Wood Family Trust dated August 28, 1985**, Grantee, the following described real property in the County of Klamath, State of Oregon:

The northeast quarter of the southwest quarter of the southwest quarter of Section 35, Township 35 South, Range 11 East, Willamette Meridian, consisting of ten acres and subject to covenants, reservations, and easements of record (if any) and reserving 15 feet along the north side for road easement.

Sellers hereby grant any and all mineral rights they have in the ten acres to buyers.

This property is free from liens and encumbrances

The true consideration for this conveyance is **\$0**

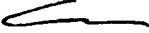
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSONS TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS' RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF

APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSONS ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 (Definitions for ORS 92.010 to 92.190) OR 215.010 (Definitions), TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

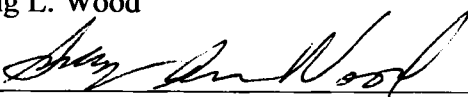
This Statutory Warranty Deed is being recorded to correct the vesting on that Grant Deed recorded on September 13, 1985, as instrument number 53263 in Vol. M85 Page 14867.

IN WITNESS WHEREOF, the undersigned have executed this document on the date set forth below.

Dated APRIL 29, 2023



Craig L. Wood



Sally Ann Wood

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

Subscribed and sworn to (or affirmed) before me on this 29th day of April, 2023 by Craig L. Wood and Sally Ann Wood, proved to me on the basis of satisfactory evidence to be the persons who appeared before me.

(seal)



Notary Public

