



2024-004575

Klamath County, Oregon

06/06/2024 01:43:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Christie L. Wood and Robert Ray Wood

4418 Blackcherry Court

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Christie L. Wood and Robert Ray Wood

4418 Blackcherry Court

Klamath Falls, OR 97603

File No. 628261AM

STATUTORY WARRANTY DEED

George Edward Kerley II and James Robert Evans, jointly, as Successor Trustees, of the Bob and Jeannette Evans Family Trust uda April 15, 2002,

Grantor(s), hereby convey and warrant to

Christie L. Wood and Robert Ray Wood, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

The Northwesterly 60 feet of Lot 8 in Block 6 of ORIGINAL TOWN OF KLAMATH FALLS, OREGON in the County of Klamath, State of Oregon, being further described as follows,

**Beginning at the most Northerly corner of Lot 8 in said Block and addition,
thence Southwesterly along the line of High Street, 66.25 feet to the Westerly line of Lot 8,
thence Southeasterly along the Westerly line of Lot 8, 60 feet,
thence Northeasterly and at right angles to 3rd Street 66.25 feet,
thence Northwesterly along the line of 3rd Street 60 feet to the place of beginning, the dimensions being according to the supplemental Plat of Linkville, now City of Klamath Falls, Oregon**

The true and actual consideration for this conveyance is \$300,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, 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 PERSON 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 OR 215.010, 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, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 31 day of May, 2024

Bob and Jeannette Evans Family Trust UDA May 15, 2002

By: [Signature]
George Edward Kerley, II, Successor Trustee

By: [Signature]
James Robert Evans, Successor Trustee

State of Oregon} ss.
County of Klamath}

On this 31 day of May, 2024, before me, Melissa Cook a Notary Public in and for said state, personally appeared George Edward Kerley II and James Robert Evans known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor Trustee of the Bob and Jeannette Evans Family Trust uda April 15, 2002, and acknowledged to me that he/she/they executed the same as Successor Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/7/26

