



THIS SPACE RESERVED FOR RECORDER'S USE

2026-002687
Klamath County, Oregon
03/27/2026 08:38:02 AM
Fee: \$92.00

After recording return to:
Avadna C. Rickards Revocable Living Trust,
dated January 20, 2012

214 E. 1st Ave.

Salt Lake City, UT 84103-2342

Until a change is requested all tax statements
shall be
sent to the following address:
Avadna C. Rickards Revocable Living Trust,
dated January 20, 2012

214 E. 1st Ave.

Salt Lake City, UT 84103-2342

File No. 1062217

STATUTORY WARRANTY DEED

Kathryn Ann Wood, also known as Kathryn A. Wood, Trustee of the Kathryn A. Wood Revocable Trust dated December 13, 2017, Grantor(s), hereby convey and warrant to

Avadna C. Rickards, Trustee of the Avadna C. Rickards Revocable Living Trust, dated January 20, 2012,

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 E1/2 of the NE1/4 of the SW1/4 of Section 10, Township 31 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$295,450.00.

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: 3/26/26

Kathryn A. Wood Revocable Trust

By: [Redacted Signature]
Kathryn Ann Wood, Trustee

State of Oregon} ss.
County of Klamath}

On this 26th day of March, 2026, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Kathryn Ann Wood known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Kathryn A. Wood Revocable Trust and acknowledged that he/she/they executed the same as 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.

[Handwritten Signature]
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 09/19/2026

