

After Recording Return to:
JOEL SEBORN WALLACE

PO Box 7950
Klamath Falls, OR 97602

Until a change is requested all tax statements

Shall be sent to the following address:

JOEL SEBORN WALLACE

Same as Above

WARRANTY DEED
(INDIVIDUAL)

Aspen 61445

AGNES SIPES-BROWN and ALTON SIPES and TOM BROWN, herein called grantor, convey(s) to JOEL SEBORN WALLACE, AN ESTATE IN FEE SIMPLE, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

PARCEL 1:

A portion of the N 1/2 NE 1/4 SW 1/4 Section 1, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

All of that portion of the NW 1/4 of the SW 1/4 of Section 1, Township 37 South, Range 14 East of the Willamette Meridian, lying North of the Klamath Falls-Lakeview Highway, Klamath County, Oregon.

CODE 092 MAP 3714-00100 TL 01200 KEY #404789

CODE 092 MAP 3714-00100 TL 01000 KEY #404770

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$15,000.00.
(here comply with the requirements of ORS 93.930)

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated 7/28/05

Agnes Sipes Brown
AGNES SIPES-BROWN

Alton Sipes
ALTON SIPES

Tom C. Brown
TOM BROWN

STATE OF ARIZONA, County of Pima) ss.

On July 28, 2005 personally appeared the above named AGNES SIPES-BROWN and ALTON SIPES and TOM BROWN and acknowledged the foregoing instrument to be their/his/her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00061445

Before me: Yvonne L. Arellano
Notary Public for Bank of America Arizona
My commission expires: September 25, 2007

Official Seal

