

NTC 75756-KR

THIS SPACE RESERVED FOR RECORDER'S USE



M06-13438

Klamath County, Oregon

06/30/2006 03:13:08 PM

Pages 1 Fee: \$21.00

After recording return to:

Neil M. Walle

808 Main Street

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

Neil M. Walle

808 Main Street

Klamath Falls, OR 97601

Escrow No. MT75756-KR

Title No. 0075756

STATUTORY WARRANTY DEED

South Valley Bank & Trust, an Oregon banking corporation, its successors and assigns, Custodian FBO James David Selim Rollover IRA, Grantor(s) hereby convey and warrant to **Neil M. Walle and Jenny Walle, 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:

Lots 7 and 8, Tract 1424-GRAY ROCK PHASE 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-008B0-00100-000

Key No: 891492

Tax Account No: 3809-008B0-00200-000

Key No: 891493

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:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$218,808.12**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES AND 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 197.352.

Dated this 29 day of June, 2006.

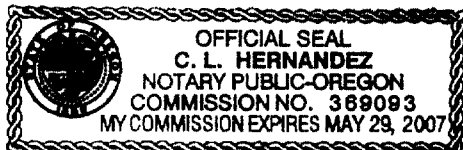
South Valley Bank & Trust, an Oregon banking corporation, its successors and assigns, Custodian FBO James David Selim Rollover IRA

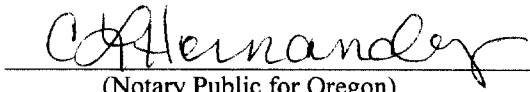
BY: 
Tracy Ronnigen, IRA Administrator
Ronnigen

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on June 29, 2006 by Tracy Ronnigen, IRA Administrator for South Valley Bank & Trust, an Oregon banking corporation, its successors and assigns, Custodian FBO James David Selim Rollover IRA.




(Notary Public for Oregon)
My commission expires May 29, 2007

21.00