



THIS SPACE RES

2006-017667
Klamath County, Oregon



00002748200600176670010014

09/01/2006 11:00:41 AM

Fee: \$21.00

After recording return to:

James David Selim

2839 Lakeshore Drive

Klamath Falls, OR 97601

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

James David Selim

2839 Lakeshore Drive

Klamath Falls, OR 97601

Escrow No. MT76043-KR

Title No. 0076043

SWD

mtc-76043KR

STATUTORY WARRANTY DEED

Neil M. Walle, Trustee of The Neil M. Walle, DDS, MS and Jenny M. Lee-Walle, DDS, MS, first restated Profit Sharing Plan, Grantor(s) hereby convey and warrant to James David Selim and Karen Wilson Selim, 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:

Lot 22, 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: 3809-008B0-01300-000

Key No: 891504

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 \$149,000.00.

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 29th day of August, 2006.

The Neil M. Walle, DDS, MS and Jenny M. Lee-Walle, DDS, MS, first restated Profit Sharing Plan

BY: [Signature]
Neil M. Walle, Trustee

State of Oregon
County of Klamath

On this 29th day of August, 2006, before me Kristi L. Redd, a notary public in and for said State, personally appeared Neil M. Walle being by me first duly sworn, declared that they are Trustees of the The Neil M. Walle, DDS, MS and Jenny M. Lee-Walle, DDS, MS, first restated Profit Sharing Plan that they signed the foregoing document as the Trustees and that statements therein contained are true.

Kristi L. Redd
Notary Public



21.00