



THIS SPACE RESER

2006-021635  
Klamath County, Oregon



10/27/2006 11:23:00 AM

Fee: \$21.00

After recording return to:

NEIL M. WALLE

239 Crater Lake Parkway

Klamath Falls, OR 97601

Until a change is requested all

tax statements shall be sent to

The following address:

NEIL M. WALLE

239 Crater Lake Parkway

Klamath Falls, OR 97601

Escrow No. MT77351-LW

Title No. 0077351

SWD

MT77351-LW

### STATUTORY WARRANTY DEED

**MARILYN M. WALKEY**, Grantor(s) hereby convey and warrant to **NEIL M. WALLE and JENNY M. 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:

#### EXHIBIT "A" LEGAL DESCRIPTION

Lots 4, 5 and 6, Block 45, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a 20 foot strip off the extreme Southwesterly side of said lots which was conveyed to the City of Klamath Falls, to widen the alley through said Block 45.

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:

The true and actual consideration for this conveyance is **\$468,000.00**.

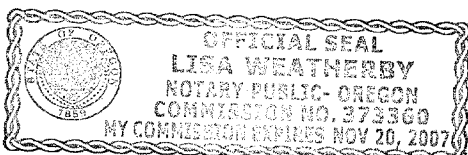
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING 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 23 day of October, 2006.

  
MARILYN M. WALKEY

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on October 23, 2006 by MARILYN M. WALKEY.



  
(Notary Public for Oregon)  
My commission expires 11/20/07

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