

2006-022971
Klamath County, Oregon



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11/16/2006 11:34:14 AM

Fee: \$26.00

After recording return to:
Scott G. Wallace and Joanne L.
Wallace

7590 Harpold Dr.
Klamath Falls, Or. 97603

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

Scott G. Wallace and Joanne L.
Wallace

7590 Harpold Dr.
Klamath Falls, Or. 97603

File No.: 7021-912030 (DMC)

Date: November 14, 2006

STATUTORY WARRANTY DEED

Paul D. Tiffie and Teresa M. Tiffie as tenants by the entirety, Grantor, conveys and warrants to Scott G. Wallace and Joanne L. Wallace as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 4 in Block 212 Mills Second 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.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$91,750.00**. (Here comply with requirements of ORS 93.030)

26-F

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 16 day of November, 2006.

[Signature]
Paul D. Tiffie

[Signature]
Teresa M. Tiffie

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 16 day of November, 2006 by **Paul D. Tiffie and Teresa M. Tiffie.**



[Signature]
Notary Public for Oregon
My commission expires: 11/7/09

Unofficial Copy