

MTL79285

2007-009692

Klamath County, Oregon



00023508200700096920010017

05/30/2007 11:19:14 AM

Fee: \$21.00

## WARRANTY DEED -- STATUTORY FORM

ANDREW PAUL WALLS and RUTH MARY WALLS, as tenants by the entirety,  
Grantor,

conveys and warrants to

JANET DEMERS, an individual, Grantee,

the following described real property, free of encumbrances except as  
specifically set forth herein, to wit:

LOT 106, BLOCK 1, TRACT 1060 SUN FOREST ESTATES, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON

Tax Account No(s): 141162

Map/Tax Lot No(s): 2310036C0-03100

This property is free from encumbrances, EXCEPT: All those items of record, if  
any, as of the date of this deed, including any real property taxes due, but  
not yet payable.

The true consideration for this conveyance is \$162,500.00 .

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, 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 25 day of May, 2007.

Andrew Paul Walls  
ANDREW PAUL WALLS

Ruth Mary Walls  
RUTH MARY WALLS

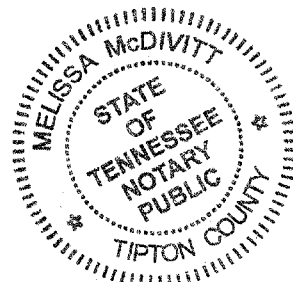
STATE OF Tennessee, COUNTY OF Tipton ) SS.

This instrument was acknowledged before me on May 25, 2007 by ANDREW PAUL  
WALLS and RUTH MARY WALLS.

Melissa McDivitt

(Notary Public)

My commission expires 42809



After recording return to:  
WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739

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

JANET DEMERS

~~1070 LEWIS CIR~~ 11414 Fernwood Place  
~~SANTA CRUZ, CA 95062~~ La Pine OR 97739

TITLE NO. 79285

Escrow # 14-0017007

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