

2007-019502  
Klamath County, Oregon



After recording return to:  
Kim Wallis  
20170 Davis Court NE, PO Box 249  
St. Paul, OR 97137

Until a change is requested all tax statements  
shall be sent to the following address:  
Kim Wallis  
20170 Davis Court NE, PO Box 249  
St. Paul, OR 97137

File No.: 7021-1128310 (ALF)  
Date: October 30, 2007

THIS SPAC



11/15/2007 03:38:50 PM

Fee: \$26.00

### STATUTORY WARRANTY DEED

**Richard A. Larsen, Jr. and Lois J. Larsen**, Grantor, conveys and warrants to **Kim Wallis**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**BLOCK 62, LOTS 5 AND 8, OF THE FIFTH ADDITION TO NIMROD RIVER PARK, 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 **\$6,900.00**. (Here comply with requirements of ORS 93.030)

F 26-

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.

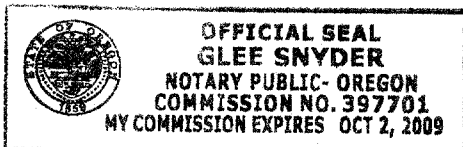
Dated this 9 day of November, 2007.

Richard A. Larsen Jr.  
Richard A. Larsen Jr.

Lois J. Larsen  
Lois J. Larsen

STATE OF OREGON )  
 )ss.  
County of DESCHUTES )

This instrument was acknowledged before me on this 9 day of NOVEMBER, 2007  
by **Richard A. Larsen, Jr. and Lois J. Larsen.**



Glee Snyder  
Notary Public for OREGON  
My commission expires: 10-2-09