



MT81227-LW

After recording return to:

BRUCE G. WALL

444 TEMESCAL

PIRU, CA 93040

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

BRUCE G. WALL

444 TEMESCAL

PIRU, CA 93040

Escrow No. MT81227-LW

Title No. 0081227

SWD

THIS SPACE RI

2007-021580

Klamath County, Oregon



12/28/2007 03:30:32 PM

Fee: \$26.00

STATUTORY WARRANTY DEED

DENNIS VADER, Grantor(s) hereby convey and warrant to **BRUCE G. WALL**, 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

A parcel of land situated in the NW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, in the Grandview Addition to the Town of Bonanza in Klamath County, Oregon, described as the East 37.50 feet of Lot 4, Block 31 and the West 25.00 feet of Lot 3, Block 31 of the said Grandview Addition, more particularly described as follows:

Beginning at a 5/8" iron rod on the Southerly right of way of High Street from which the Northwest corner of Block 31, of the Grandview Addition, lies Westerly along the Southerly right of way of High Street a distance of 62.50 feet; thence Easterly along the Southerly right of way of High Street a distance of 62.50 feet to a 5/8" iron rod; thence Southerly and perpendicular to the Southerly right of way of High Street a distance of 127.00 feet to a 5/8" iron rod on the Northerly right of way of the alley dividing said Block 31; thence Westerly along the said Northerly right of way of the alley a distance of 62.50 feet to a 5/8" iron rod; thence Northerly and perpendicular to the Southerly right of way of High Street a distance of 127.00 feet to the point of beginning.

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 **\$230,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (MEASURE 49 (2007)). 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007 (MEASURE 49 (2007)).

26 JAN

Dated this 12 day of Dec, 07.

Dennis Vader
DENNIS VADER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec 12, 2007 by DENNIS VADER.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/11

