



After recording return to:
Joshua Moothart and Kellie Moothart

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

Joshua Moothart and Kellie Moothart
2234 Silhouette St
Eugene, OR 97402

File No.: 7194-1156839 (SMJ)

Date: January 09, 2008

2008-000497
Klamath County, Oregon



01/11/2008 03:01:04 PM

Fee: \$26.00

THIS SP

STATUTORY WARRANTY DEED

Kim Wallis, Grantor, conveys and warrants to **Joshua Moothart and Kellie Moothart, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

BLOCK 62, LOT 5, 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 **\$5,200.00**. (Here comply with requirements of ORS 93.030)

F26-

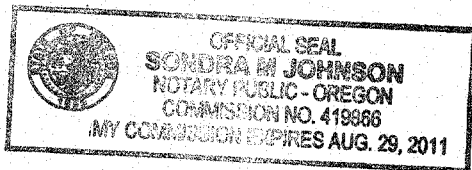
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE 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.

Dated this 10 day of January, 20 08

Kim Wallis
Kim Wallis

STATE OF Oregon)
County of Lane) ss.

This instrument was acknowledged before me on this 10 day of January, 20 08
by Kim Wallis / Kimball L. Wallis



Sondra M. Johnson
Notary Public for Oregon
My commission expires: 8/29/2011