



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  
Eugene, OR 97402

File No.: 7194-1156857 (SMJ)

Date: January 09, 2008

2008-000499

Klamath County, Oregon



00038397200800004990020024

01/11/2008 03:02:14 PM

Fee: \$26.00

THIS SPA

### 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 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 **\$6,500.00**. (Here comply with requirements of ORS 93.030)

F26-

APN: R337497

Statutory Warranty Deed  
- continued

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Date: 01/09/2008

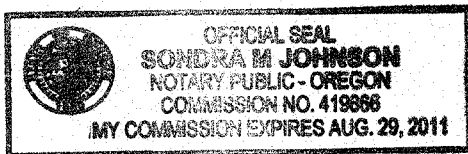
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE 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, 2008.

Kim Wallis  
Kim Wallis

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 10 day of January, 2008  
by **Kim Wallis** / Kimball L. Wallis



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