

2008-001585

Klamath County, Oregon



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02/06/2008 03:01:09 PM

Fee: \$26.00



THIS SPACE

After recording return to:  
Kimball L. Wallis and Joanne K. Wallis  
20170 Davis Ct, PO Box 429  
St Paul, OR 97137

Until a change is requested all tax statements  
shall be sent to the following address:  
Kimball L. Wallis and Joanne K. Wallis  
20170 Davis Ct, PO Box 429  
St Paul, OR 97137

File No.: 7021-1167477 (ALF)  
Date: January 24, 2008

### STATUTORY WARRANTY DEED

**Lorraine Patwell**, Grantor, conveys and warrants to **Kimball L. Wallis and Joanne K. Wallis, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 25, Block 24, SPRAGUE RIVER VALLEY ACRES, 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 **\$4,250.00**. (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 ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, 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 ORS 195.300, 195.301 AND 195.305 TO 195-336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 30<sup>th</sup> day of January, 2008.

Lorraine Patwell

Lorraine Patwell

Yvonne B. Barnes - power of attorney

STATE OF California )  
County of Los Angeles ) ss.

This instrument was acknowledged before me on this 30 day of JANUARY, 2008 by **Lorraine Patwell**.

[Signature]  
Notary Public for Los Angeles California  
My commission expires: June 27, 2011

