

2008-011813

Klamath County, Oregon



00051856200800118130020020

THIS SPACE

08/20/2008 03:29:51 PM

Fee: \$26.00



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

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

File No.: 7021-1273006 (ALF)
Date: August 13, 2008

STATUTORY WARRANTY DEED

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

THE NORHTWEST QUARTER OF NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 36 SOUTH, RANGE 13 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Subject to:

1. Fiscal year real property taxes, a lien not yet payable.
2. 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 **\$18,000.00**. (Here comply with requirements of ORS 93.030)

FLU-

APN: R359409

Statutory Warranty Deed
- continued

File No.: 7021-1273006 (ALF)
Date: 08/13/2008

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 20 day of August, 2008

Paul B. Verga
Paul B. Verga

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 20 day of August, 2008
by **Paul B. Verga**.

Adrien Fleek

Notary Public for Oregon
My commission expires: 12-31-10

