

2008-012535

Klamath County, Oregon



00052792200800125350020023

09/08/2008 03:26:14 PM

Fee: \$26.00



After recording return to:
Kimball L. Wallis
P. O. Box 249
St. Paul, OR 97137

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

File No.: 7021-1277135 (DMC)
Date: August 26, 2008

THIS SPACE

STATUTORY WARRANTY DEED

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

LOT 21, BLOCK 4, KLAMATH FOREST ESTATES, AS RECORDED IN 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 **\$4,500.00**. (Here comply with requirements of ORS 93.030)

FLU-

APN: R257992

Statutory Warranty Deed
- continued

File No.: 7021-1277135 (DMC)
Date: 08/26/2008

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 30th day of August, 2008.

George E. Hall
George E. Hall

Phyllis A. Hall
Phyllis A. Hall

STATE OF VA)
County of Prince William)ss.
)

This instrument was acknowledged before me on this 30 day of August, 2008
by **George E. Hall and Phyllis A. Hall.**

Kathleen Hoffmaster
Notary Public for Virginia
My commission expires: July 31, 2010

