

2009-006859

Klamath County, Oregon



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THIS SPACE

05/15/2009 02:55:13 PM

Fee: \$26.00



After recording return to:
Jason W. Walker
2849 SE 78th
Portland, OR 97206

Until a change is requested all tax statements
shall be sent to the following address:
Jason W. Walker
2849 SE 78th
Portland, OR 97206

File No.: 7021-1406174 (DMC)
Date: May 12, 2009

STATUTORY WARRANTY DEED

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

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

EAST HALF OF NORTHWEST QUARTER OF SOUTHEAST QUARTER, SECTION 17, TOWNSHIP 35 SOUTH, RANGE 11 EAST, 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 **\$7,900.00**. (Here comply with requirements of ORS 93.030)

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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 12TH day of MAY, 2009

Kimball L. Wallis

Joanne K Wallis
Joanne K. Wallis

STATE OF Oregon)
)ss.
County of Marion)

This instrument was acknowledged before me on this 12 day of May, 2009
by **Kimball L. Wallis and Joanne K. Wallis**.

Ruth M. Vochter

Notary Public for Oregon
My commission expires: 7/16/2010

