

2009-007990

Klamath County, Oregon



00067475200900079900030035



After recording return to:
Valerie Bowen
3354 Hazel Street
Pollock Pines, CA 95726

Until a change is requested all tax statements
shall be sent to the following address:
Valerie Bowen
3354 Hazel Street
Pollock Pines, CA 95726

File No.: 7021-1339471 (DMC)
Date: January 28, 2009

THIS SPACE I

06/09/2009 02:36:22 PM

Fee: \$31.00

STATUTORY WARRANTY DEED

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

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$49,900.00**. (Here comply with requirements of ORS 93.030)

F31-

EXHIBIT A

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

THE SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 35 SOUTH, RANGE 11, EAST OF THE WILLAMETTE MERIDIAN ALSO.

BEGINNING AT A POINT BEING THE SOUTHWEST CORNER OF THE SW1/4 NE1/4 OF SAID SECTION 10, TOWNSHIP 35 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH 0°51'44" EAST ALONG THE EASTERLY LINE OF THE SE1/4 NW1/4 A DISTANCE OF 480.00 FEET; THENCE SOUTH 89°08'16" EAST A DISTANCE OF 865.00 FEET; THENCE SOUTH 04°53'43" EAST TO THE SOUTHERLY LINE OF THE SW1/4 NE1/4 OF SECTION 10; THENCE WEST ALONG SAID LINE TO THE POINT OF BEGINNING, KLAMATH COUNTY, OREGON.

NOTE: This legal description was created prior to January 1, 2008.

Unofficial Copy