

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-

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 3RD day of JUNE, 2009.

Kimball L. Wallis
Kimball L. Wallis

Joanne K. Wallis
Joanne K. Wallis

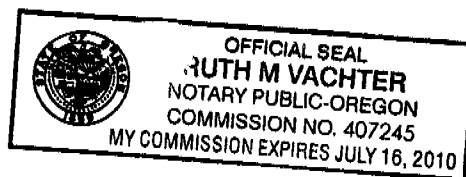
STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 3 day of June, 2009
by **Kimball L. Wallis and Joanne K. Wallis.**

Ruth M. Vachter

Notary Public for Oregon

My commission expires: 7/16/2010



APN: R274759

Statutory Warranty Deed
- continued

File No.: 7021-1339471 (DMC)
Date: 01/28/2009

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.