2009-010393 Klamath County, Oregon





After recording return to: Kimball L. Wallis and Joanne K. Wallis 20170 Davis Court St. Paul, OR 97137

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

File No.: 7021-1443010 (ALF) July 14, 2009 Date:

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07/31/2009 02:54:11 PM

Fee: \$26.00

## STATUTORY WARRANTY DEED

THIS SPACE

Ryan B Weider, 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:

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

THAT PORTION OF GOVERNMENT LOT 28 LYING SOUTH OF CHILOQUIN-WILLIAMSON RIVER HIGHWAY NO. 422 IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Subject to:

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 \$4,000.00. (Here comply with requirements of ORS 93.030)

APN: R246237

Statutory Warranty Deed - continued

File No.: **7021-1443010 (ALF)**Date: **07/14/2009** 

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 <u>\</u>	<u>)                                    </u>	July	, 20	_ <b>4·</b>	
Ryan & We	eider	·			
STATE OF	Oregon	) )ss.			
County of	Klamath	)	01	<del></del>	S.C
This instrum by <b>Ryan B \</b>	ent was acknov <b>Weider</b> .	vledged before me o	n this Olday of	icost	, 20 () C

Notary Public for Oregon

OFFICIAL SEAL
ADRIEN FLEEK
NOTARY PUBLIC -- OREGON
COMMISSION NO. 411322
MY COMMISSION EXPIRES DEC. 3, 2010

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