

2009-013346

Klamath County, Oregon



After recording return to:  
Steven Bryan Spehling and Susan L.  
Spehling  
103 Kristian Lane  
Crescent City, CA 95531

Until a change is requested all tax statements  
shall be sent to the following address:  
Steven Bryan Spehling and Susan L.  
Spehling  
103 Kristian Lane  
Crescent City, CA 95531

File No.: 7021-1480541 (DMC)

Date: October 08, 2009

THIS SPACE



10/13/2009 03:28:11 PM

Fee: \$42.00

### STATUTORY WARRANTY DEED

**Kimball L. Wallis and Joanne K. Wallis, as tenants by the entirety**, Grantor, conveys and warrants to **Steven Bryan Spehling and Susan L. Spehling 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:

**Lot 25, Block 24, SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk of 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.
2. The **2009-2010** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$7,500.00**. (Here comply with requirements of ORS 93.030)

F24-

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 12<sup>TH</sup> day of OCTOBER, 2009.

Kimball L. Wallis  
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 October, 2009  
by **Kimball L. Wallis and Joanne K. Wallis.**

Ruth M. Vachter

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

