

2009-015596

Klamath County, Oregon



THIS SPAC



00076573200900155960030032

12/10/2009 03:21:51 PM

Fee: \$47.00

After recording return to:

Alvin ☒ Van Hulzen and Jean ☒ Van
Hulzen
24850 Westside Road
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

Alvin ☒ Van Hulzen and Jean ☒ Van
Hulzen
24850 Westside Road
Klamath Falls, OR 97601

File No.: 7021-1503459 (ALF)

Date: November 24, 2009

STATUTORY WARRANTY DEED

Albert E. Wampler & Helen M. Wampler, Trustees of the Albert & Helen Wampler Trust dated November 24, 1992, Grantor, conveys and warrants to **Alvin ☒ Van Hulzen and Jean ☒ Van Hulzen, husband and wife**, 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 SOUTHEAST QUARTER, SOUTHWEST QUARTER SOUTHEAST QUARTER, SOUTH HALF NORTHWEST QUARTER SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 36 SOUTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, 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 **\$140,000.00**. (Here comply with requirements of ORS 93.030)

F47-

APN: R307518

Statutory Warranty Deed
- continued

File No.: 7021-1503459 (ALF)
Date: 11/24/2009

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 09 day of DEC., 2009.

Alber E Wampler and Helen M Wampler,
Trustees of the Albert and Helen Wampler
Trust dated November 24, 1992

Albert E. Wampler, Trustee
Albert E Wampler, Trustee

Helen M. Wampler Trustee
Helen M Wampler, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Albert and Helen Wampler Trust.**

Notary Public for Oregon
My commission expires:



State of California

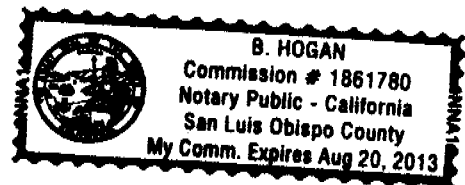
County of San Luis Obispo

On Dec. 09, 2009, before me, B.Hogan, a Notary
Public, personally appeared _____
-Albert E. Wampler and Helen M. Wampler-----

who proved to me on the basis of satisfactory evidence to
be the person(s) whose name(s) ~~is~~/are subscribed to the
within instrument and acknowledged to me that ~~he~~/she/they
executed the same in ~~his~~/her/their authorized capacity(ies),
and that by ~~his~~/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the
State of California that the foregoing paragraph is true
and correct.

Witness my hand and official seal.



Signature B. Hogan

Notary Public

Commission Expires: Aug. 20, 2013