

2010-004502

Klamath County, Oregon



00082670201000045020020023

THIS SPACE

04/13/2010 02:52:40 PM

Fee: \$42.00



After recording return to:
Gregory Schwenk
PO Box 923
Marcola, OR 97454

Until a change is requested all tax statements
shall be sent to the following address:
Gregory Schwenk
PO Box 923
Marcola, OR 97454

File No.: 7021-1553155 (ALF)
Date: March 25, 2010

1st 1553155

STATUTORY WARRANTY DEED

Kimball L. Wallis and Joanne K. Wallis as tenants by the entirety, Grantor, conveys and warrants to **Gregory Schwenk**, 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:

**KLAMATH FALLS FOREST ESTATES SYCAN UNIT, THE WEST 1069.77' OF LOT 5, BLOCK 16.
EXCEPTING THEREFROM THE SOUTH 938.72' OF LOT 5.**

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 **\$6,700.00**. (Here comply with requirements of ORS 93.030)

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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 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 31ST day of MARCH, 2010.

Kimball L Wallis
Kimball L Wallis

Joanne K Wallis
Joanne K Wallis

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 31 day of march, 2010
by **Kimball L Wallis and Joanne K Wallis**.

Ruth M. Vachter

Notary Public for Oregon

My commission expires: 7/16/2010

