

2010-008382

Klamath County, Oregon



00087194201000083820030039

1st 1589403



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.: 7021-1589403 (ALF)
Date: June 21, 2010

THIS SPACE

07/12/2010 03:02:21 PM

Fee: \$47.00

STATUTORY WARRANTY DEED

David L. Mulholland and Deborah Mulholland, as tenants by the entirety, Grantor, conveys and warrants to Kimball L. Wallis and Joanne K. Wallis, 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:

LOT 8, BLOCK 4, LONE PINE ON THE SPRAGUE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, TOGETHER WITH AN UNDIVIDED 1/80 INTEREST IN AND TO THE FOLLOWING, TO-WIT:

A TRACT 1 OF LAND SITUATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE NORTHEAST QUARTER OF SECTION 14, ALL IN TOWNSHIP 35 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Consideration \$6,000.00

BEGINNING AT AN IRON PIN ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11, SAID POINT BEING NORTH 0° 07' 13" WEST, A DISTANCE OF 71.79 FEET FROM THE SOUTH ONE-FOURTH CORNER OF SAID SECTION 11, THENCE SOUTH 62° 56' 13" EAST 572.55 FEET; THENCE ON THE ARC OF A 130-FOOT RADIUS CURVE TO THE RIGHT 24.17 FEET; THENCE SOUTH 52° 17' 05" EAST 440.74 FEET; THENCE ON THE ARC OF A 130-FOOT RADIUS CURVE TO THE RIGHT 33.42 FEET; THENCE SOUTH 37° 33' 14" EAST 141.09 FEET; THENCE ON THE ARC OF A 130-FOOT RADIUS CURVE TO THE RIGHT 71.41 FEET; THENCE SOUTH 06° 04' 53" EAST 158.13 FEET; THENCE ON THE ARC OF A 70-FOOT RADIUS CURVE TO THE LEFT 78.84 FEET; THENCE SOUTH 71° 26' 17" EAST 279.26 FEET; THENCE SOUTH 72° 06' 37" EAST 210.79 FEET; THENCE ON THE ARC OF A 130-FOOT RADIUS CURVE TO THE RIGHT 129.94 FEET; THENCE SOUTH 14° 47' 22" EAST 269.56 FEET; THENCE SOUTH 30° EAST TO THE INTERSECTION WITH THE THREAD OR CENTERLINE OF SPRAGUE RIVER; THENCE NORTHWESTERLY ALONG THE THREAD OF THE SPRAGUE RIVER TO ITS INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 11; THENCE SOUTH 0° 07' 113" EAST ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN SECTION 11, TOWNSHIP 35 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN.

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 **\$6,000.00**. (Here comply with requirements of ORS 93.030)

APN: R253530

Statutory Warranty Deed
- continued

File No.: 7021-1589403 (ALF)
Date: 06/21/2010

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, 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 6 day of July, 2010.

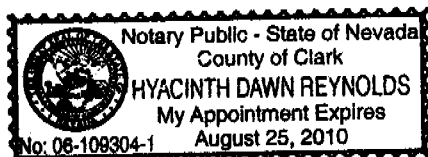
David L. Mulholland
David L. Mulholland

Deborah Mulholland
Deborah Mulholland

STATE OF ~~Oregon~~ Nevada)
County of ~~Klamath~~ Clark)ss.

This instrument was acknowledged before me on this 6 day of July, 2010
by **David L. Mulholland and Deborah Mulholland.**

Hyacinth Dawn Reynolds



Notary Public for ~~Oregon~~ Nevada
My commission expires: August 25, 2010