

2010-008808
Klamath County, Oregon



00087708201000088080020025

THIS SPAC

07/23/2010 03:40:24 PM

Fee: \$42.00



After recording return to:
Timothy E Cobb
~~8806 Cedar Way~~ *PO Box 954*
Keno, OR 97627

Until a change is requested all tax statements
shall be sent to the following address:
Timothy E Cobb
~~8806 Cedar Way~~
Keno, OR 97627

File No.: 7021-1600355 (ALF)
Date: July 15, 2010

1st 1600355

STATUTORY WARRANTY DEED

Kimball L. Wallis, Grantor, conveys and warrants to **Joyce V Meyer**, 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 1, BLOCK 1, SPRAGUE RIVER ESTATES, IN THE COUNTY OF KLAMATH, STATE OF 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 **\$3,600.00**. (Here comply with requirements of ORS 93.030)

APN: R362627

Statutory Warranty Deed
- continued

File No.: 7021-1600355 (ALF)
Date: 07/15/2010

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 20th day of July, 2010.

Kimball L. Wallis

Kimball L. Wallis

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 20 day of July, 2010
by **Kimball L. Wallis**.

Ruth M. Vachter

Notary Public for Oregon

My commission expires: 7/16/2014

