

2010-012470

Klamath County, Oregon



THIS SPACE



10/22/2010 03:16:36 PM

Fee: \$42.00

After recording return to:  
Emil J. Gwerder and Cathleen  
Gwerder  
7622 Mumma Road  
Arbuckle, CA 95912

Until a change is requested all tax statements  
shall be sent to the following address:  
Emil J. Gwerder and Cathleen Gwerder  
7622 Mumma Road  
Arbuckle, CA 95912

File No.: 7021-1635166 (ALF)  
Date: September 27, 2010

1st 1635166

### STATUTORY WARRANTY DEED

**Kimball L. Wallis and Joanne K. Wallis as tenants by the entirety**, Grantor, conveys and warrants to **Emil J. Gwerder and Cathleen Gwerder, 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:

**THE NORHTWEST QUARTER OF NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 36 SOUTH, RANGE 13 EAST OF THE 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 **\$22,000.00**. (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 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 18<sup>TH</sup> day of OCTOBER, 2010.

Kimball L. Wallis  
Kimball L. Wallis

Joanne K. Wallis  
Joanne K. Wallis

STATE OF Oregon )  
 )ss.  
County of ~~Klamath~~ MARION )

This instrument was acknowledged before me on this 18 day of October, 2010  
by **Kimball L. Wallis and Joanne K. Wallis.**

Ruth M. Vachter

Notary Public for Oregon

My commission expires: 7/16/2014

