

WTC 89826-DS

THIS SPACE

2011-002799

Klamath County, Oregon



00098021201100027990020028

02/28/2011 03:28:15 PM

Fee: \$42.00

After recording return to:

WALNUT ENTERPRISES LLC

430 Walnut Ave.

Klamath Falls, OR 97601

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

WALNUT ENTERPRISES LLC

430 Walnut Ave.

Klamath Falls, OR 97601

Escrow No. MT89826-DS

Title No. 0089826

SWD r.013111

### STATUTORY WARRANTY DEED

**CHARLES F. FOULON and JOANN O. FOULON, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**WALNUT ENTERPRISES LLC, AN OREGON LIMITED LIABILITY COMPANY,**

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

The Northwesternly 1/2 of Lots 1 and 2 in Block 85 KLAMATH ADDITION in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$165,000.00.**

42PWT

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, 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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 25 day of February, 11.

Charles F. Foulon  
CHARLES F. FOULON

Joann O. Foulon  
JOANN O. FOULON

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 2-25, 2011 by CHARLES F. FOULON and JOANN O. FOULON.

Deborah Ann Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-13

