

2011-003415

Klamath County, Oregon



00098732201100034150030037

03/09/2011 03:31:23 PM

Fee: \$47.00



THIS SPACE

After recording return to:
Kimball L. Wallis and Joanne K. Wallis
20170 Davis Court, PO Box 249
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, PO Box 249
St Paul, OR 97137

File No.: 7021-1686502 (ALF)
Date: February 16, 2011

STATUTORY WARRANTY DEED

Michael A. Mauro and Sheree A. Mauro 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 31, BLOCK 10, 2ND ADDITION TO NIMROD RIVER PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, 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.

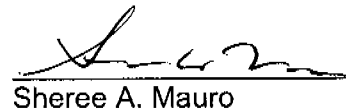
The true consideration for this conveyance is **\$4,250.00**. (Here comply with requirements of ORS 93.030)

F

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.

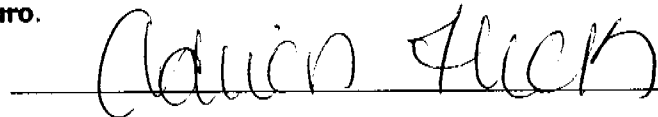
Dated this 7 day of March, 2011.


Michael A. Mauro

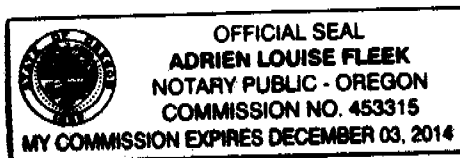

Sheree A. Mauro

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 7 day of March, 2011
by **Michael A. Mauro and Sheree A. Mauro.**

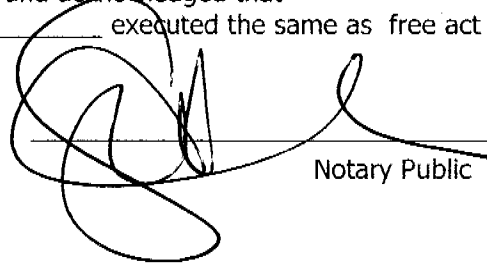


Notary Public for Oregon
My commission expires: 12-3-14

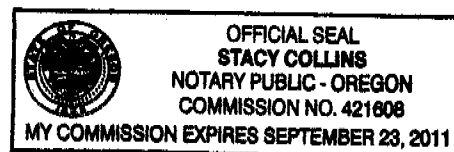


STATE OF Oregon }
COUNTY OF Klamath }

On March 8, 2011, before me, a notary public within and for said County,
personally appeared Sheree Maito, to me known to be the person(s)
described in and who executed the foregoing instrument and acknowledged that
she executed the same as free act and deed.


Notary Public

My commission expires 9-23-11



Statutory warranty Deed
Page 3 of 3