

1st Courtesy

Derek Keepers
Keepers Investments
PO Box 204
Etiwanda, CA 91739

Grantor.

TO

Kimball L. Wallis and Joanne K. Wallis
PO Box 249
Saint Paul, OR 97137

Grantee(s).

After Recording, Return To:
Kimball Wallis
PO Box 249
Saint Paul, OR 97137

Send All Tax Notices To:
Kimball Wallis and Joanne Wallis
PO Box 249
Saint Paul, OR 97137

2011-006388

Klamath County, Oregon

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Fee: \$42.00

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WARRANTY DEED -- TENANTS BY ENTIRETY

Grantor, Derek Keepers, conveys and warrants to Kimball L. Wallis and Joanne K. Wallis, husband and wife, as tenants by the entirety, Grantees, the following described real property free of encumbrances, except as specifically set for herein, as follows: LOT 27, BLOCK 44, OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NUMBER 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

The property is free and clear from all encumbrances except: (NONE).

☒ The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3,500.00.

☐ However, the actual consideration consists of or includes other property or value given or promised which is a part of the whole consideration.

IN WITNESS WHEREOF, the undersigned Grantor has executed this assignment. If the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF A NY, UNDER OR S 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 FO REST 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 May 16th 2011

Derek Keepers
Derek Keepers, dba Keepers Investments

STATE OF CALIFORNIA)
) ss.
____ County.)

This instrument was acknowledged before me on _____, 20____ by
Derek Keepers, dba Keepers Investments

Notary Public for California
My Commission Expires: _____

*see notary attachment

First American Title Ins. Co. has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of

San Bernardino

On

May 16, 2011

before me,

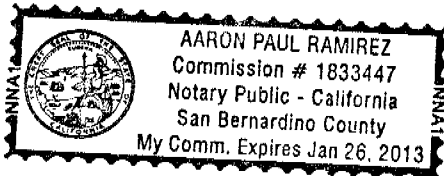
Aaron Paul Ramirez, Notary

Here Insert Name and Title of the Officer

personally appeared

Derek Keepers

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:

[Signature]

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

Warranty Deed

Document Date:

Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

Signer's Name:

☐ Corporate Officer — Title(s):

☐ Corporate Officer — Title(s):

☐ Individual

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Attorney in Fact

☐ Trustee

☐ Trustee

☐ Guardian or Conservator

☐ Guardian or Conservator

☐ Other:

☐ Other:

Signer Is Representing:

Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

RIGHT THUMBPRINT OF SIGNER

Top of thumb here