

Returned @ Courthouse

Grantor: Frank Wallace and Peggy Wallace
9450 Busing Road, Klamath Falls, OR 97603
Grantee: Frank H. Wallace, Peggy L. Wallace,
Randolph F. Wallace, William L. Wallace, and
Carie D. Holbrook, joint tenants
9450 Busing Road
Klamath Falls, OR 97603

**AFTER RECORDING RETURN TO
AND SEND TAX STATEMENTS TO:**

Frank and Peggy Wallace
9450 Busing Road
Klamath Falls, OR 97603

2011-007684

Klamath County, Oregon



00103899201100076840010017

06/27/2011 11:41:03 AM

Fee: \$37.00

Space above for recorder's use

WARRANTY DEED

Frank Wallace and Peggy Wallace, Grantors convey and warrant to Frank H. Wallace, Peggy L. Wallace, Carie D. Holbrook, Randolph F. Wallace, William L. Wallace, not as tenants in common, but as joint tenants with right of survivorship, **Grantees**, the following described real property situated in Klamath County, Oregon, commonly known as 21725 Switchback Rd, Sprague River, OR 97639 and legally described as:

The SE1/4 of the SE1/4 of the SW 1/4 of Section 15, Township 36 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

Exceptions: Any exceptions of record, as of the date of this deed.

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 APPROVED USES OF THE LOT OR PARCEL AND 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 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.

The true consideration for this conveyance is twenty thousand (\$20,000.00) dollars.

Dated this 10 day of June, 2011.

Frank H. Wallace
FRANK WALLACE

Peggy L. Wallace
PEGGY WALLACE

STATE OF OREGON, County of Klamath) ss

The foregoing instrument was acknowledged before me this 10th day of June, 2011 by
Frank Wallace and Peggy Wallace.

Donna May Hall
Donna M. Hall
Notary Public for the State of Oregon
My Commission Expires: Jan 31, 2013

