

181-1737130

2011-08795

Klamath County, Oregon



00105329201100087950020022



THIS SPA

07/29/2011 03:03:40 PM

Fee: \$42.00

After recording return to:
Jennifer Harries
10633 NE Skidmore
Portland, OR 97220

Until a change is requested all tax statements
shall be sent to the following address:
Jennifer Harries
10633 NE Skidmore
Portland, OR 97220

File No.: 7021-1737130 (ALF)
Date: July 14, 2011

STATUTORY WARRANTY DEED

Kimball L. Wallis and Joanne K. Wallis, husband and wife as tenants by the entirety, Grantor, conveys and warrants to **Jennifer Harries**, 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 27, Block 44, of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLANT NUMBER 2, according to the official plat thereof on file in the office of the County Clerk of 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.
2. 2011/2012 Real property taxes; a lien not yet due and payable.

The true consideration for this conveyance is **\$7,400.00**. (Here comply with requirements of ORS 93.030)

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 25TH day of July, 2011.

Kimball L. Wallis
Kimball L. Wallis

Joanne K. Wallis
Joanne K. Wallis

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

This instrument was acknowledged before me on this 20 day of July, 2011
by **Kimball L. Wallis and Joanne K. Wallis.**

Ruth M. Vachter

Notary Public for Oregon
My commission expires: 7/16/2014

