

2011-012500

Klamath County, Oregon

After recording, return to:

Kimball L. Wallis  
PO Box 249  
St Paul, OR 97137-0249

Until a change is requested, send all  
tax statements and notices to:

Kimball L. Wallis  
PO Box 249  
St Paul, OR 97137-0249

Th



00109844201100125000020028

11/08/2011 08:45:45 AM

Fee: \$42.00

### STATUTORY WARRANTY DEED

Derek Keepers, Grantor, conveys and warrants to Kimball L. Wallis and Joanne K. Wallis, husband and wife, Grantees, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Legal Description: Real property located in the County of Klamath, State of Oregon, described as follows:

KLAMATH FALLS FOREST ESTATES HWY 66 PLAT #1, BLOCK 16, LOT 1

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 and actual consideration paid for this transfer, stated in terms of dollars, is \$2,900.00. However, the actual consideration consists of or includes other property or value given or promised which is all or in part of the whole consideration.

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 25<sup>th</sup> day of October, 2011.

Derek Keepers

California All-Purpose Acknowledgment

State of California

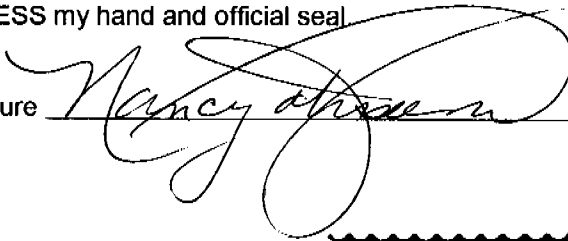
County of San Bernardino

On 10/25/11 before me, Nancy Johnson, notary public, personally appeared \*\*\*Derek Keepers\*\*\*, 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.

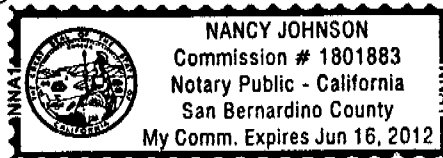
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature



(Seal)



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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: Statutory Warranty Deed

Document Date: October 25, 2011

# of Pages: 1

Signer(s) Other Than Named Above: None