

18 1838953-AF

2012-002127

Klamath County, Oregon



00114574201200021270020027



After recording return to Grantee and until a change is requested all tax statements shall be sent to the Grantee at the following address:  
Kimball L. Wallis and Joanne K Wallis  
20170 Davis Court, PO Box 249  
St Paul, OR 97137

Grantor Address:  
Nocera Revocable Living Trust  
404 Main Street, Ste 1  
Klamath Falls, OR 97601

File No.: 7021-1838953 (ALF)  
Date: February 21, 2012

THIS SPACE RI

02/28/2012 11:34:32 AM

Fee: \$42.00

### STATUTORY WARRANTY DEED

**Joseph Nocera and Beatrice Nocera as Trustees of The Joseph and Beatrice Nocera Revocable Living Trust, 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 8 Block 42, OREGON PINES, 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.

The true consideration for this conveyance is **\$2,900.00**. (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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 24 day of FEBRUARY, 2012.

Joseph Nocera and Beatrice Nocera as  
Trustees of The Joseph and Beatrice Nocera  
Revocable Living Trust

Joseph Nocera  
Joseph Nocera, Trustee

Beatrice Nocera  
Beatrice Nocera, Trustee

STATE OF Florida

County of Brevard

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This instrument was acknowledged before me on this 24 day of February, 2012  
by **Joseph Nocera and Beatrice Nocera as Trustees of The Joseph and Beatrice Nocera  
Revocable Living Trust.**



Z. ANDREA VILLANUEVA  
MY COMMISSION # DD 937986  
EXPIRES: February 12, 2014  
Bonded Thru Budget Notary Services

Z. Andrea Villanueva  
Notary Public for Brevard County

My commission expires: 2/12/14