

2012-002850

Klamath County, Oregon



00115440201200028500020023

03/16/2012 11:54:37 AM

Fee: \$42.00

Grantors: Frank H. Wallace and Peggy L. Wallace
9450 Buesing Road, Klamath Falls, OR 97603

Grantees: Frank H. Wallace, and Peggy L. Wallace
co-Trustees of The Wallace Family Living Trust
9450 Buesing Road

Klamath Falls, OR 97603

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

Frank H. Wallace and Peggy L. Wallace, co-Trustees
9450 Buesing Road
Klamath Falls, OR 97603

Space above for recorder's use

WARRANTY DEED

Frank H. Wallace and Peggy L. Wallace, husband and wife and tenants by the entirety, **Grantors** convey and warrant to Frank H. Wallace and Peggy L. Wallace, co- Trustees, or their successors in Trust, under the Wallace Family Living Trust dated June 10, 2011, **Grantee**, the following described real property situated in Klamath County, Oregon, commonly known as 9450 Buesing Road, Klamath Falls OR 97603 and further legally described:

Legally described as set out in Exhibit "One" which is attached hereto and incorporated herein.

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 TO 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

The true consideration for this conveyance is \$0. This transfer is being made for estate planning purposes.

Dated this 16 day of March, 2012.

Frank H. Wallace
FRANK H. WALLACE

Peggy L. Wallace
PEGGY L. WALLACE

STATE OF OREGON, County of Klamath) ss

The foregoing instrument was acknowledged before me this 16th day of March, 2012, by
Frank H. Wallace and Peggy L. Wallace.

AKA Margaret

Paula Jeanne Harris

Notary Public for the State of Oregon

My commission expires: Nov 29, 2012

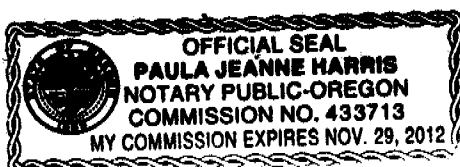


EXHIBIT "ONE"

PARCEL 1 OF LAND PARTITION 30-94 SITUATED IN THE E1/2 SW 1/4
SECTION 32, TOWNSHIP 40 SOUTH RANGE 10 EAST OF THE WILLAMETTE
MERIDIAN, KLAMATH COUNTY, OREGON THE E1/2W1/2 AND SE 1/4 OF
SECTION 5, AND THE E1/2NW1/4 AND W1/2 NE1/4 OF SECTION 8,
TOWNSHIP 41 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN,
KLAMATH COUNTY, OREGON.