

2012-004108

Klamath County, Oregon



00116939201200041080020020

04/20/2012 09:02:27 AM

Fee: \$42.00

Cody L. Van Winkle,
Grantor.

Kimball L. Wallis, and
Joanne K. Wallis,
Grantees.

After recording, return to:

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

Send all tax statements and notices to:

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

STATUTORY WARRANTY DEED

Cody L. Van Winkle, Grantor, hereby conveys and warrants to Kimball L. Wallis and Joanne K. Wallis, Grantees and as Tenants by Entirety, the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, Oregon, to wit:

See Exhibit A, attached and incorporated herein by reference.

Subject to: 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 the conveyance is \$1,400.00.

Before signing or accepting this instrument, the person(s) 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, and 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(s) 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 of 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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

State of Oregon)

Clackamas County.) ss.

Dated this 13th day of April, 2012.

Cody L. Van Winkle
Cody L. Van Winkle, Grantor

This instrument was acknowledged before me by the above named Grantor on the 04th day of 13th, 2012.

Nicole Banks
Notary Public for Oregon

My commission expires: Sept. 23, 2013



OFFICIAL SEAL
NICOLE M. BANKS
NOTARY PUBLIC-OREGON
COMMISSION NO. 442850
MY COMMISSION EXPIRES SEP 23, 2013

EXHIBIT A

Legal Description: A tract of land situated in Lot 14 in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which lies South along the section line a distance of 1,980 feet, and East a distance of 1,933 feet, and South a distance of 360 feet from the iron pin which marks the NW corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, and running thence South 100 feet; thence East 120 feet; thence North 100 feet; thence West 120 feet, more or less to the point of beginning. Said tract lying in Lot 14 in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

(Klamath County Assessor Map: R-3610-014BD0-9800-000)