

1st 1896014-ALF

2012-006279

Klamath County, Oregon



00119493201200062790020029



After recording return to:  
Zena Mostert  
530 Umpqua Street, Apartment 24  
Roseburg, OR 97470

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Zena Mostert  
530 Umpqua Street, Apartment 24  
Roseburg, OR 97470

File No.: 7021-1896014 (ALF)  
Date: May 31, 2012

THIS SPACE RE

06/08/2012 03:25:41 PM

Fee: \$42.00

### STATUTORY WARRANTY DEED

**Kimball L. Wallis and Joanne K. Wallis as tenants by the entirety**, Grantor, conveys and warrants to **Zena Mostert**, 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:

**A tract of land situated in Lot 14 in the SE 1/4 NW 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 1980 feet, and East a distance of 1933 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 1/4 NW 1/4 of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of 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)

APN: R334668

Statutory Warranty Deed  
- continued

File No.: 7021-1896014 (ALF)

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 7<sup>TH</sup> day of JUNE, 2012.

Kimball L. Wallis  
Kimball L. Wallis

Joanne K. Wallis  
Joanne K. Wallis

STATE OF Oregon )  
County of Jamhill ) ss.

This instrument was acknowledged before me on this 7<sup>TH</sup> day of JUNE, 2012  
by **Kimball L. Wallis and Joanne K. Wallis.**

Teri A. Pearce



Notary Public for Oregon

My commission expires: march 31, 2015