



2012-014258
Klamath County, Oregon
12/24/2012 11:53:13 AM
Fee: \$47.00

After recording return to:

Bonnie Wallace

2006 Gettle Street

Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

Bonnie Wallace

2006 Gettle Street

Klamath Falls, OR 97601

Escrow No. MT95976-LW

Title No. 0095976

SWD r.020212

STATUTORY WARRANTY DEED

Mary Beth Morrison,

Grantor(s), hereby convey and warrant to

Bonnie Wallace,

Grantee(s), the following described real property in the County of **KLAMATH** and State of Oregon free of
encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$105,000.00**.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this
deed and those shown below, if any:

47 AMT

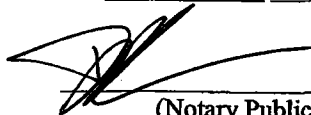
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 19th day of Dec., 2012.

Mary Beth Morrison
Mary Beth Morrison

State of Oregon
County of Lane

This instrument was acknowledged before me on December 19, 2012 by Mary Beth Morrison.



(Notary Public for Oregon)

My commission expires May 12, 2014

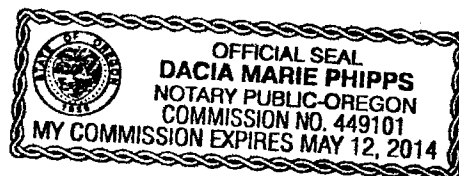


EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point on the West line of the SE1/4 of the NW1/4 of Section 2 Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which point is North 0 degrees 35' West 1191.2 feet from the Southwest corner of the said SE1/4 of the NW1/4 of Section 2; thence continuing North 0 degrees 35' West along said West line a distance of 75; feet thence North 89 degrees 25' East 135 feet; thence South 0 degrees 35' East 75 feet; thence South 89 degrees 25' West 135 feet to the point of beginning, being a parcel of land in the W1/2 of the W1/2 of the W1/2 of the SE1/4 of the NW1/4 of Section 2 of Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.