

1st 2014416 ALF



After recording return to:
Wagner Properties LLC
138 Laguna St.
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Wagner Properties LLC
138 Laguna St.
Klamath Falls, OR 97601

File No.: 7021-2014416 (ALF)
Date: December 21, 2012

2013-000120

Klamath County, Oregon

01/03/2013 01:10:46 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORD

STATUTORY WARRANTY DEED

Misty E. Sandoval, Affiant in the Small Estate of Gary C Walters, Deceased No. 1103257CV, Klamath County, Grantor, conveys and warrants to **Wagner Properties LLC**, 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:

The East 100 feet of Lot 2 in Block 12 of DIXON ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Lot 1 in Block 12 and Lot 2 in Block 12, EXCEPTING FROM Lot 2 the Easterly 100 feet thereof, all in DIXON ADDITION, 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 **\$39,000.00**. (Here comply with requirements of ORS 93.030)

47-F

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 31 day of DECEMBER, 2012.

The Estate of Gary C Walters, Misty E. Sandoval, Affiant

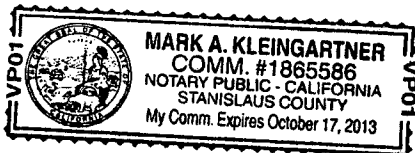
Misty E. Sandoval
Misty E Sandoval, Executor

STATE OF CALIFORNIA)
County of STANISLAUS) ss.

This instrument was acknowledged before me on this 31 day of DECEMBER, 2012 by **Misty E. Sandoval.**

Mark A. Kleingartner

Notary Public for STANISLAUS COUNTY
My commission expires: 10-17-2013



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of STANISLAUS

NOTARY PUBLIC

On 12-31-2012 before me,

MARK A. KLEINGARTNER
Here Insert Name and Title of the Officer

personally appeared

MISTY E. SANDOVAL
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:

[Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document:

MORTGAGE DOCUMENTS

Document Date: 12-31-2012

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

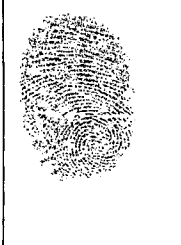
Signer's Name: MISTY E SANDOVAL

Signer's Name: _____

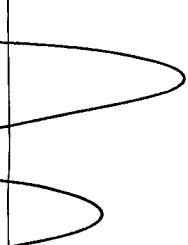
- Corporate Officer -- Title(s): _____
- Individual
- Partner -- Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

- Corporate Officer -- Title(s): _____
- Individual
- Partner -- Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here



RIGHT THUMBPRINT OF SIGNER
Top of thumb here



Signer Is Representing: _____

SELF

Signer Is Representing: _____