



2013-008660
Klamath County, Oregon
07/31/2013 10:08:07 AM
Fee: \$42.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Kimball L. Wallis and Joanne K. Wallis
PO Box 249, 20170 Davis Court
St Paul, OR 97137

Until a change is requested all tax
statements shall be sent to the
following address:
Kimball L. Wallis and Joanne K. Wallis
PO Box 249, 20170 Davis Court
St Paul, OR 97137

File No.: 7021-2122715 (ALF)
Date: July 11, 2013

STATUTORY WARRANTY DEED

Denis LeMoine and Claudia L. LeMoine, Trustees of the Denis and Claudia LeMoine Living Trust, Dated May 13, 1998, Grantor, conveys and warrants to **Kimball L. Wallis and Joanne K. Wallis, husband and wife**, 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:

Lots 14, 18, 20, 21, and 25 in Block 2 of Bley-Was Heights, 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 **\$5,000.00**. (Here comply with requirements of ORS 93.030)

42-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 18 day of July, 2013.

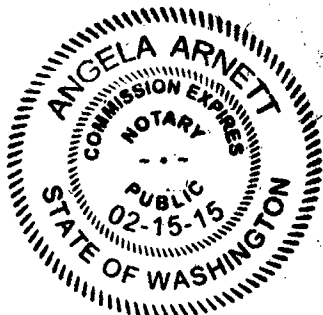
Denis LeMoine and Claudia L. LeMoine,
Trustees of the Denis and Claudia LeMoine
Living Trust, Dated May 13, 1998

Denis LeMoine
Denis LeMoine, Trustee

Claudia L LeMoine
Claudia L LeMoine, Trustee

STATE OF ~~Oregon~~ Washington
AA)ss.
County of ~~Klamath~~ Clark
AA

This instrument was acknowledged before me on this 18th day of July, 2013
by as of Denis LeMoine and Claudia L. LeMoine, Trustees of the Denis and Claudia LeMoine Living Trust,
Dated May 13, 1998, on behalf of the trustees.



Angela Arnett
Notary Public for ~~Oregon~~ Washington
My commission expires: 2-15-15