



**2013-013627**  
Klamath County, Oregon  
12/11/2013 03:05:55 PM  
Fee: \$42.00

THIS SPACE RESERVED FOR RECORDER'S USE

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

File No.: 7021-2181510 (ALF)  
Date: November 21, 2013

### STATUTORY WARRANTY DEED

**Thelma E. Deyo, as Trustee of the James and Thelma Deyo Family Trust, residing at 105 Austin Court, Lincoln, California 95648, under agreement, dated April 8, 2005, 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:

**Lot 90, Block 70 5TH ADDITION TO NIMROD RIVER PARK, 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 **\$4,000.00**. (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 6 day of December, 2013.

Thelma E. Deyo, as Trustee of the James  
and Thelma Deyo Family Trust, residing at  
~~105 Austin Court~~, Lincoln, California 95648,  
under agreement

1585 El Camino Verde Drive

Thelma E Deyo, Trustee  
Thelma E Deyo, Trustee

STATE OF CA )  
 ) ss.  
County of placer )

This instrument was acknowledged before me on this 6 day of December, 2013  
by as of Thelma E. Deyo, as Trustee of the James and Thelma Deyo Family Trust, residing at ~~105 Austin~~  
~~Court~~, Lincoln, California 95648, under agreement, on behalf of the 1585 El Camino

Verde Drive.

[Signature]  
Notary Public for CA.  
My commission expires: December 19 2016

