

1st 2256896 AF



After recording return to:
Keith Michael Thompson
PO Box 661496
Arcadia, CA 91066-1496

Until a change is requested all tax
statements shall be sent to the
following address:
Keith Michael Thompson
PO Box 661496
Arcadia, CA 91066-1496

File No.: 7021-2256896 (ALF)
Date: May 19, 2014

2014-005952

Klamath County, Oregon

06/05/2014 09:42:18 AM

Fee: \$47.00

THIS SPACE RESERVED FOR REC

STATUTORY WARRANTY DEED

Willard M Wallace and Kaye L Wallace, Grantor, conveys and warrants to **Keith Michael Thompson and David Robert Thompson and Elizabeth Jane Thompson, not as tenants in common but with full rights of survivorship**, 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 NORTH HALF OF THE WEST HALF OF LOT 3, BLOCK 12, ALSO KNOWN AS LOT 3A, BLOCK 12, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, 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 **\$2,500.00**. (Here comply with requirements of ORS 93.030)

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 30 day of May, 20 14.

Willard M Wallace
Willard M Wallace

Kaye L Wallace
Kaye L Wallace

STATE OF Oregon)
County of Multnomah)ss.

This instrument was acknowledged before me on this 30 day of May, 2014
by **Willard M Wallace and Kaye L Wallace.**

Brenda Marie Felix

Notary Public for Oregon
My commission expires:

