

2014-006648
Klamath County, Oregon
06/23/2014 12:28:40 PM
Fee: \$57.00

1st 2248875-ALF



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.: 7021-2268875 (ALF)
Date: June 10, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

The Anchor Group Inc., a Nevada corporation, 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:

PARCEL 1:

THE EASTERLY 150 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 36 SOUTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1-1/2 INCH IRON PIPE WITH BRASS CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 00° 45' 25", WEST, ALONG THE EASTERLY LINE OF SAID SECTION 6, 616.71 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING SOUTH 00° 45' 25", WEST ALONG SAID SECTION LINE, 360.00 FEET TO A 1/2 INCH IRON PIN; THENCE LEAVING SAID SECTION LINE, WEST 678.48 FEET; THENCE NORTH 20° 24' 00" EAST 384.06 FEET; THENCE EAST 549.36 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

AN EASEMENT 60 FEET IN WIDTH FOR ROADWAY PURPOSES, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED IN THE FOLLOWING PARTS:

Consideration
\$ 4,550.00

F
62.00

PART 1:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 6, TOWNSHIP 36 SOUTH, RANGE 13 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON; THENCE SOUTH 89° 55' 50" WEST ALONG THE NORTH LINE OF SAID SECTION 6, 328.33 FEET TO THE POINT OF BEGINNING FOR THIS PART OF THIS DESCRIPTION; THENCE LEAVING SAID NORTH SECTION LINE SOUTH 20° 24' 00" WEST, 788.62 FEET; THENCE SOUTH 24° 55' 02" EAST, 181.39 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF A 51.05 FOOT RADIUS CURVE TO THE RIGHT (DELTA = 114° 55' 02"; LONG CHORD = SOUTH 32° 32' 29" WEST, 86.07 FEET) 102.38 FEET TO THE END OF CURVE; THENCE WEST 118.29 FEET; THENCE SOUTH 20° 24' 00" WEST, 1286.89 FEET; THENCE WEST 699.25 FEET; THENCE NORTH 69° 45' 49" WEST, 599.61 FEET; THENCE NORTH 20° 24' 00" EAST, 2105.45 FEET TO SAID NORTH LINE OF SECTION 6, THE TERMINUS OF THIS PART OF THIS DESCRIPTION.

PART II:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE SOUTH 00° 45' 25" WEST ALONG THE EAST LINE OF SAID SECTION 6, 616.71 FEET TO THE POINT OF BEGINNING FOR THIS PART OF THIS DESCRIPTION; THENCE LEAVING SAID EAST SECTION LINE WEST, 517.35 FEET TO THE TERMINUS FOR THIS PART OF THIS DESCRIPTION.

PART III:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00° 45' 25" EAST ALONG THE EAST LINE OF SAID SECTION 6, 384.84 FEET; THENCE LEAVING SAID EAST SECTION LINE NORTH 76° 44' 08" WEST, 495.47 FEET TO THE POINT OF BEGINNING FOR THIS PART OF THIS DESCRIPTION; THENCE WEST 595.36 FEET TO THE TERMINUS FOR THIS PART OF THIS DESCRIPTION.

PART IV:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE NORTH 00° 45' 25" EAST ALONG THE EAST LINE OF SAID SECTION 6, 894.84 FEET; THENCE LEAVING SAID EAST SECTION LINE WEST 435.00 FEET TO THE POINT OF BEGINNING FOR THIS PART OF THIS DESCRIPTION; THENCE CONTINUING WEST 501.98 FEET TO THE TERMINUS OF THIS PART OF THIS DESCRIPTION.

PART V:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE SOUTH 00° 00' 11" EAST ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 550.00 FEET; THENCE LEAVING SAID WEST QUARTER SECTION LINE EAST, 400.03 FEET TO THE POINT OF BEGINNING FOR THIS PART OF THIS DESCRIPTION; THENCE CONTINUING EAST 264.73 FEET TO THE TERMINUS OF THIS PART OF THIS DESCRIPTION.

PARCEL 2:

APN: R360950

Statutory Warranty Deed
- continued

File No.: 7021-2268875 (ALF)

**ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF KLAMATH, STATE OF OREGON,
DESCRIBED AS FOLLOWS:**

**LOT 19, BLOCK 43 OREGON PINES, AS SAME IS SHOWN ON PLAT FILED JUNE 30, 1969 DULY
RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY**

Subject to:

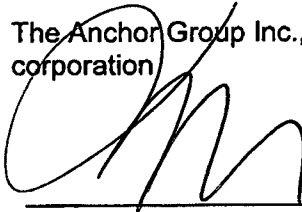
1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$4,550.00**. (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 20th day of JUNE, 2014.

The Anchor Group Inc., a Nevada
corporation



By: Richard Saxton,

STATE OF California)
)ss.
County of San Bernardino)

This instrument was acknowledged before me on this 20 day of June, 20 14
by Richard Saxton as President of The Anchor Group Inc., on behalf of the corporation.

Notary Public for California
My commission expires: 11/17/2015

