

2014-009908

Klamath County, Oregon



00159136201400099080020027

Eric Templeton and Bich Templeton
8448 SE 134th Drive
Portland, OR, 97236;
Grantors.

Kimball L. Wallis and Joanne K. Wallis,
PO Box 249
St. Paul, OR 97137;
Grantees.

After recording, return to:
Kimball Wallis
PO Box 249
St. Paul, OR 97137

Send tax statements and notices to:
Kimball Wallis
PO Box 249
St. Paul, OR 97137

THIS SPACE

09/24/2014 10:41:51 AM

Fee: \$47.00

STATUTORY WARRANTY DEED

Eric Templeton and Bich Templeton, Grantors, convey and warrant to Kimball L. Wallis and Joanne K. Wallis, Grantees, the following described real property free of liens and encumbrances, except as specifically set forth herein, situated in Klamath County, Oregon:

LEGAL DESCRIPTION: "Lots 51 and 52, Block 31, Fourth Addition to Nimrod River Park, according to the official plat thereof on file with the Clerk of Klamath County."

(Klamath County Assessor parcel numbers 329898 and 329905)

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.
2. 2014-2015 Real property taxes; a lien not yet due and payable.

The true consideration for this conveyance is \$3,400.00. (Here, comply with the requirements of ORS 93.030.)

- Continued on page 2 -

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK 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, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES, 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.

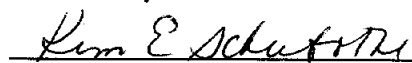
Dated this 22ND day of September, 2014.


Eric Templeton


Bich Templeton

STATE OF OREGON)
) ss.
County of Clackamas)

This instrument was acknowledged before me on September 22, 2014 by Eric Templeton and Bich Templeton.


Notary Public for Oregon
My commission expires: 3/10/18

