2015-000026

Klamath County, Oregon 01/02/2015 01:41:58 PM

Fee: \$52.00

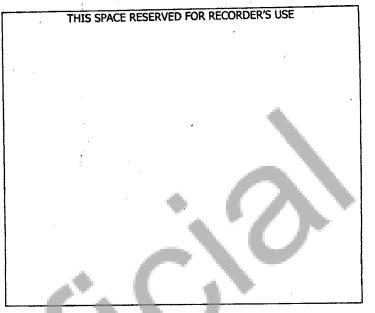
18+ 2345564-ALF



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.: 7021-2365564 (ALF) Date: December 23, 2014



STATUTORY WARRANTY DEED

Bruce Hurst, 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 2, Block 58 Fifth 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:

 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 \$3,000.00. (Here comply with requirements of ORS 93.030)

F. 00

APN: R339609

Statutory Warranty Deed - continued

File No.: 7021-2365564 (ALF)

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 Dec 2014
Bruce Hurst
STATE OF)ss. Se e attachée Acknowledgmen.
County of
This instrument was acknowledged before me on this, 20
Notary Public for California
My commission expires: October 10, 2017

ACKNOWLEDGMENT State of California Napa County of _____ On <u>December 30,20 before me</u>, Zachary Durham, Notary Public (insert name and title of the officer) Bruce Allen Hurst personally appeared ___ who proved to me on the basis of satisfactory evidence to be the person (s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/ther authorized capacity(ies), and that by his/her/ther signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. ZACHARY DURHAM NOTARY PUBLIC - CALIFORNIA COMMISSION # 2044646 NAPA COUNTY My Comm. Exp. October 10, 2017 (Seal) Signature