



**2015-003860**  
**Klamath County, Oregon**  
 04/24/2015 03:01:29 PM  
 Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Randolph F. Wallace and Deborah Ann Wallace  
9480 Buesing Road  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:  
Randolph F. Wallace and Deborah Ann Wallace  
9480 Buesing Road  
Klamath Falls, OR 97603  
 File No. 33288AM

**STATUTORY WARRANTY DEED**

**Frank H. Wallace and Peggy L. Wallace, co-trustees of under the Wallace Family Living Trust dated June 10, 2011,**

Grantor(s), hereby convey and warrant to

**Randolph F. Wallace and Deborah Ann Wallace, as Tenants by the Entirety,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**See attached Exhibit "A"**

The true and actual consideration for this conveyance is **\$153,675.00.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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.

*5/20/15*

Dated this 24<sup>th</sup> day of April, 2015

Frank H. Wallace and Peggy L. Wallace,  
co-trustees of under the Wallace Family Living Trust  
dated June 10, 2011

By: Frank H. Wallace, trustee  
Frank H Wallace, co-trustee

By: Peggy L. Wallace, trustee  
Peggy L. Wallace, co-trustee

State of Oregon } ss  
County of Klamath }

On this 24<sup>th</sup> day of April, 2015, before me,  
Twila Pellegrino a Notary Public in and for said state, personally  
appeared Frank H. Wallace and Peggy L. Wallace, co-trustees of under the Wallace Family Living Trust dated June 10, 2011,  
known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me  
that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above  
written.

Twila Pellegrino  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 12-3-2018

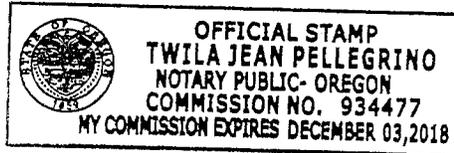


Exhibit "A"

Parcel 2 of Land Partition 30-94 situated in the E1/2 SW1/4 of Section 32 Township 40 South Range 10, East of the Willamette Meridian, the E1/2 W1/2 and SE1/4 of Section 5 and the E1/2 NW1/4 and the W1/2 NE1/4 of Section 8. Township 41 South Range 10 East of the Willamette Meridian, Klamath County Oregon.

EXCEPTING THEREFROM a Portion of the N1/2 NW1/4 SE1/4 of said Section 5, being more particularly described as follows:

Beginning at the C-E 1/16 corner of said Section 5, being the Northerly corner common to Parcels 2 and 3 of said "Land Partition 30-94"; thence S89°59'00" W along the boundary of said Parcel 2, 732.55 feet; thence S45°01'00" E 660.44 feet; thence N89°59'00" E 271.15 feet to a point on the East line of said Parcel 2; thence N00°42'15" W, along the said East line 467.03 feet to the point of beginning, with bearings based on "Land Partition 30-94" (R.O.S. 5709) on File at the office of the Klamath County Surveyor.

ALSO EXCEPTING THEREFROM; a portion of the SE1/4 NW1/4 of said Section 5, being more particularly described as follows:

Beginning at the C1/4 corner of said Section 5; thence N00°37'30" W, along the East line of said Parcel 2, 365.57 feet to a point on the Northeasterly line of a 40 foot wide non-exclusive easement (as shown on "Land Partition 30-94"); thence along the said Northeasterly line, N53°20'46": W119.95 feet and N48°07'32" W 917.13 feet; thence leaving said Northeasterly line S41°56'20" W 42.78 feet; thence S06°53'37"E 477.98 feet; thence S25°31'12"E 90.13 feet; thence S03°37'57" E 117.99 feet; thence S02°17'46" E 235.32 feet; thence S13°53'16"E 112.24 feet to a point on the East West centerline of said Section 5: Thence N89°59'00" E 671.67 feet to the point of beginning with bearings based on "Land Partition 30-94" (R.O.S. 5709) on file at the office of the Klamath County Surveyor.