

**2015-010611**

Klamath County, Oregon

09/25/2015 10:43:25 AM

Fee: \$42.00

1396-11598

After recording return to:

William L. and Kelly A. Wallace

6856 Hilyard Avenue

Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:

William L and Kelly A. Wallace

6856 Hilyard Avenue

Klamath Falls, OR 97603

**STATUTORY WARRANTY DEED****SHIRLEY FAYE HILYARD**

Grantor(s), hereby convey and warrant to

**WILLIAM L. WALLACE AND KELLY A. 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:

**Parcel 3 of LAND PARTITION 21-99, being Parcel 1 of "Minor Land Partition No 25-87", situated in the NW1/4NE1/4 of Section 12, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$88,000.00**.

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:

**2015-2016 Real Property Taxes a lien not yet due and payable.**

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 24 day of September 2015.

*Shirley Faye Hilyard*  
Shirley Faye Hilyard

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 9-24, 2015 by Shirley Faye Hilyard as her voluntary act and deed.



(Notary Public for Oregon)

My commission expires 3-2-16