



THIS SPACE RESERVED FOR R

**2017-009536**  
Klamath County, Oregon  
08/23/2017 01:51:00 PM  
Fee: \$57.00

After recording return to:

James T. Wallace and Trisha L. Wallace

3937 Homedale Road

Klamath Falls, OR 97603

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

James T. Wallace and Trisha L. Wallace

3937 Homedale Road

Klamath Falls, OR 97603

File No. 182567AM

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### STATUTORY WARRANTY DEED

**Maria B. Reginato,**

Grantor(s), hereby convey and warrant to

**James T. Wallace and Trisha L. 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 **\$182,000.00**.

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:

**2017-2018 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 21<sup>st</sup> day of August, 2017

  
Maria B. Reginato

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of August, 2017, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Maria B. Reginato, 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.

Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_



SEE LOOSE  
CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

## CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California )

County of Solano )

On Aug 31 2017 before me, M. K. Christiansen, Notary Public  
(here insert name and title of the officer)

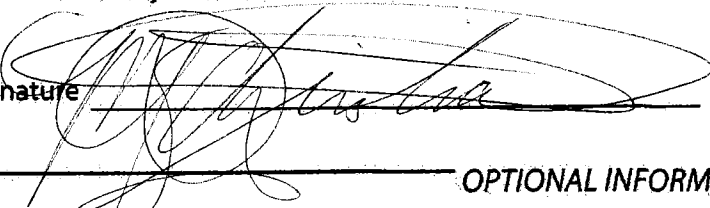
personally appeared MARIA B. REGINATO

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/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

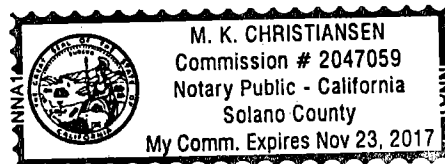
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



### OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Statutory Warranty Deed

containing 2 pages, and dated 08-21, 2017

The signer(s) capacity or authority is/are as:

- ☒ Individual(s)  
☐ Attorney-in-Fact  
☐ Corporate Officer(s) \_\_\_\_\_ Title(s) \_\_\_\_\_  
  
☐ Guardian/Conservator  
☐ Partner - Limited/General  
☐ Trustee(s)  
☐ Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) or Entity(ies) Signer Is Representing

### Additional Information

#### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:  
☒ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:  
Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: 707-321-3248

#### Other

☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)  
☐ \_\_\_\_\_

## EXHIBIT "A"

A portion of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian; thence North along the Westerly line of said North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4, 280 feet; thence East 353 feet, more or less, to the right of way line of the U.S.R.S. "A" Canal; thence Southeasterly along said canal right of way line to its intersection with the South line of said North 1/2 of the Northeast 1/4 of the Southeast 1/4; thence West 1209 feet to the point of beginning; SAVING AND EXCEPTING therefrom that portion conveyed by S.A. Barnum et ux to E.R. Lindskog et ux by deed dated December 8, 1949, recorded December 14, 1949 in Deed Volume 235, Page 600, Deed Records of Klamath County, Oregon, described as follows, to wit:

Beginning at the Southwest corner of the North 1/2 Northeast 1/4 Southeast 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, thence North along the Westerly line of said North 1/2 Northeast 1/4 Southeast 1/4 a distance of 122 feet; thence East parallel to the South line of said North 1/2 Northeast 1/4 Southeast 1/4 a distance of 357.2 feet; thence South parallel to the West line of said North 1/2 Northeast 1/4 Southeast 1/4 a distance of 122 feet; thence West along the South line of said North 1/2 Northeast 1/4 Southeast 1/4, a distance of 357.2 feet, more or less, to the point of beginning, said tract being in the North 1/2 Northeast 1/4 Southeast 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO SAVING AND EXCEPTING THEREFROM THE FOLLOWING:

A parcel of land situated in the N1/2 NE1/4 SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the West line of the N1/2 NE1/4 SE1/4 of said Section 11, said point being North 00°26'00" West a distance of 146.00 feet from the Southwest corner of the N1/2 NE1/4 SE1/4 of said Section 11; thence North 00°26'00" West along the West line of the N1/2 NE1/4 SE1/4 of said Section 11 a distance of 114.00 feet; thence South 89°41'00" East parallel with the South line of the N1/2 NE1/4 SE1/4 of said Section 11 a distance of 30.00 feet to a 5/8 inch iron pin on the Easterly right of way line of Homedale Road; thence continuing South 89°41'00" East a distance of 102.00 feet to a 5/8 inch iron pin; thence South 00°26'00" East parallel with the West line of the N1/2 NE1/4 SE1/4 of said Section 11 a distance of 114.00 feet to a 5/8 inch iron pin; thence North 89°41'00" West parallel with the South line of the N1/2 NE1/4 SE1/4 of said Section 11 a distance of 102.00 feet to a 5/8 inch iron pin on the Easterly boundary of Homedale Road; thence continuing North 89°41'00" West a distance of 30.00 feet to the point of beginning.

EXCEPTING THEREFROM any portion lying within Homedale Road.