



THIS SPACE RESERVED FOR

2018-013885

Klamath County, Oregon

11/15/2018 10:43:00 AM

Fee: \$87.00

After recording return to:

Charles P. Wallace and Patricia S. Wallace

312 Santa Ana Ave

Newport Beach, CA 92663

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

Charles P. Wallace and Patricia S. Wallace

312 Santa Ana Ave

Newport Beach, CA 92663

File No. 263557AM

STATUTORY WARRANTY DEED

Dale Robert Horner and Elizabeth Ann Horner, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Charles P. Wallace and Patricia S. 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:

The N1/2 of the W1/2 and the N1/2 of the S1/2 of the W1/2 of Government Lot 1, Section 9, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

TOGETHER WITH an easement for ingress and egress across a 60 foot right of way beginning at a point on the East line of Government Lot 2 which is 435 feet South of the Northeast corner of Government Lot 2 ; thence West to the Easterly right of way line of Highway #97; thence South 60 feet along said right of way line; thence East to the East line of Government Lot 2; thence North along said East line 60 feet to the point of beginning.

ALSO TOGETHER with an easement for ingress and egress across the North 30 feet of the E1/2 of Government Lot 8 and the West 30 feet of the E1/2 of Government Lot 1, Section 9, Township 35 South, Range 7 East of the Willamette Meridian.

ALSO TOGETHER WITH an easement for ingress and egress across the North 30 feet of Government Lot 2, Section 10, Township 35 South, Range 7 East of the Willamette Meridian, said Lot 2 running to the mean high water line of the Williamson River.

The true and actual consideration for this conveyance is \$345,000.00.

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:

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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 2 day of ~~October~~ ^{November}, 2018.

Dale R. Horner
Dale Robert Horner

Elizabeth Ann Horner
Elizabeth Ann Horner

State of Oregon} ss
County of Klamath County}

On this 2 day of ~~October~~ ^{Nov}, 2018, before me, **Rosio V. Hernandez** a Notary Public in and for said state, personally appeared **Dale Robert Horner and Elizabeth Ann Horner**, 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: Nov 06, 2020

