2020-007354Klamath County, Oregon

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06/16/2020 09:52:32 AM

Fee: \$87.00

The Hayward Trust, John T. Hayward, and Donna M. Hayward, as Co-Trustees:

Grantors.

Kimball L. Wallis and Joanne K. Wallis, PO Box 249 St. Paul, OR 97137;

Grantees.

After recording, return to:

Kimball Wallis PO Box 249 St. Paul, OR 97137

Send tax statements and notices to:

Kimball Wallis PO Box 249 St. Paul, OR 97137

STATUTORY WARRANTY DEED

The Hayward Trust, acting by and through John T. Hayward and Donna M. Hayward, Co-Trustees, and hereafter the Grantors, convey and warrant to Kimball L. Wallis and Joanne K. Wallis, Grantees, the following described real property free of liens and encumbrances, except as specifically set forth herein, situated in Klamath County, Oregon:

LEGAL DESCRIPTION:

1. Sprague River Estates Block 2, Lot 10, according to the official plat thereof on file with the Clerk of Klamath County, Oregon.

(For Reference Only: Klamath County Assessor Parcel Number 362725; and Map Tax Lot 3613-018C0-01800-000)

Subject to:

- 1. 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.
- 2. 2020-2021 Real property taxes; a lien not yet due and payable.

The true consideration for this conveyance is \$1,500.00.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. 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. BEFORE SIGNING OR

ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK 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, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES, 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.

THE HAYWARD TRUST,
By: John T. Hayward, Co-Trustee Donna M. Hayward, Co-Trustee
County of Los Angeles On 6/8/2020 before me Cary Scott Friedrice I later Public
On 6/8/2020 before me, Cary Scott Friedman 1 ban Public (insert name and title of the officer) personally appeared John Hoywood and Johna M. Haywood.
personally appeared John Haywood and Johna M Hayword
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 CARY SCOTT FRIEDMAN Commission No. 2165326 NOTARY PUBLIC-CALIFORNIA LOS ANGELES COUNTY My Comm Expires SEPTEMBER 22, 2020