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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

