



THIS SPACE RESERVED FOR

2022-000799
Klamath County, Oregon
01/20/2022 12:01:01 PM
Fee: \$92.00

After recording return to:

Kimball L. Wallis and Joanne K. Wallis, Trustees

P.O. Box 249

Saint Paul, OR 97137

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

Kimball L. Wallis and Joanne K. Wallis, Trustees

P.O. Box 249

Saint Paul, OR 97137

File No. 517606AM

STATUTORY WARRANTY DEED

DKSMITH PROPERTIES LLC, an Idaho Limited Liability Company

Grantor(s), hereby convey and warrant to

Kimball L. Wallis and Joanne K. Wallis, Trustees of the Ivory Pine Revocable Living Trust,

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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is \$5,000.00.

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:

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 18 day of January, 2022.

DKSmith Properties LLC

By: [Signature]

Duane W. Smith, Manager

By: [Signature]

Karen S. Smith, Member

State of Idaho, ss

County of Franklin

On this 18 day of January, 2022, before me, the undersigned a Notary Public in and for said state, personally appeared Duane W. Smith, Manager and Karen S. Smith, Member of DKSmith Properties, LLC, 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 Idaho

Residing at: Kimberly

Commission Expires:

3-27-23

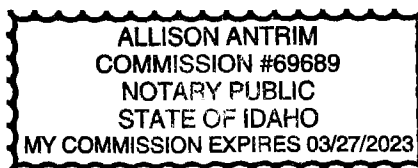


EXHIBIT "A"

517606AM

Lots 2, 3, 4, 5, 6 and 7 in Block 22 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the following:

Beginning at the Northeast corner of Lot 2, Block 22, HILLSIDE ADDITION to the City of Klamath Falls; thence Southerly along the line common to Lots 1 and 2, 63.03 feet to a line 60 feet distant Westerly and parallel to the Westerly Right of Way line of the Southern Pacific Railroad; thence Northwesterly along said line, 93.02 feet to the Northerly line of Lot 2; thence Easterly along said line 41.94 feet to the point of beginning.

ALSO EXCEPTING:

Beginning at the Northeast corner of Lot 6, Block 22, HILLSIDE ADDITION to the City of Klamath Falls; thence Southerly along the line common to Lots 6 and 7, 20.07 feet to a line 60 feet distant Westerly and parallel to the Westerly Right of Way line of the Southern Pacific Railroad; thence Northwesterly along said line, 22.49 feet to the Northerly line of Lot 6; thence Easterly along the Northerly line of Lot 6, 10.14 feet to the point of beginning.

AND ALSO EXCEPTING:

Beginning at the Northeasterly corner of Lot 7, Block 22, HILLSIDE ADDITION to the City of Klamath Falls; thence Southerly along the line common to Lots 7 and 8, 119.05 feet to a line 60 feet distant Westerly and parallel to the Westerly Right of Way line of the Southern Pacific Railroad; thence Northwesterly along said line, 110.89 feet to the the line common to Lots 6 and 7; thence Northerly along the Westerly line of Lot 7, 20.07 feet to the Northwest corner of Lot 7; thence Easterly along the Northerly line of Lot 7, 50.0 feet to the point of beginning.