

Vo

 **Aspen**  
TITLE & ESCROW, INC.  
**WARRANTY DEED (INDIVIDUAL)**

HENRY L. LUCHT, as to an undivided 1/2 interest; MAGGIE E. LUCHT, as to an undivided  
 1/4 interest; EUGENE D. LUCHT, as to an undivided 1/8 interest,\*\*  
 convey(s) to MICHAEL A. WALKLIN and SHIRLEY J. WALKLIN, husband and wife  
 County of Klamath, State of Oregon, described as: all that real property situated in the  
 \*\* MAGGIE E. LUCHT, as Conservator for KEITH W. LUCHT, A MINOR.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

THIS INSTRUMENT WILL 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 APPROVED USES.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except See attached exhibit "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 10,500.00. However, the actual consideration consists of or includes other property or value greater than promised which is indicated by symbols or indicators which are not applicable. See page 3.

In construing this document, the whole part of the

IN WITNESS WHEREOF, the grantor has executed this instrument this 5th day of May, 2015.

IN WITNESS WHEREOF, the grantor has executed this instrument this 19th day of January, 1988.

Henry L. Lucht  
Henry L. Lucht

Maggie E. Lucht

MAGGIE E. LUCHT as Conservator for KEITH W.  
STATE OF OREGON, County of Klamath

*Eugene D. Lucht*  
EUGENE D. LUCHT, by his attorney in fact  
T. ) ss. MAGGIE E. LUCHT

On this 20<sup>th</sup> day of January, 19 88

Personally appeared the above named Henry L. Lucht, Maggie E. Lucht and Maggie E. Lucht, Conservator for Keith W. Lucht, a Minor, Instrument to be their voluntary act and deed, and acknowledged the foregoing

Before me: Andra Gundersen  
Notary Public for Oregon  
My Commission Expires: 7-23-88

Henry L. Lucht, Maggie E. Lucht,  
Eugene D. Lucht, and Keith W. Lucht

GRANTOR'S NAME AND ADDRESS

Michael A. Walklin  
Shirley J. Walklin

GRANTEE'S NAME AND ADDRESS

**After recording return to:**

Michael A. Walklin & Shirley J. Walklin  
Rt 5 BOX 1046  
Klawath Falls, OR 97601  
NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

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

Michael A. Walklin & Shirley J. Walklin  
Rt 5 Box 1046  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ SS

I certify that the within instrument was received for record on the \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_ o'clock \_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/file/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
By \_\_\_\_\_ Deputy \_\_\_\_\_

## EXHIBIT "A"

The following described real property in Klamath County, Oregon:

1095

A parcel of property situate in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$ ) of Section 7, Township 38 South, Range 9 East, Willamette Meridian, more particularly described as follows:

Beginning at a point which lies N. 89° 39' W. along the 40 line a distance of 82.96 feet and S. 6° 02' W. a distance of 582.59 feet from an iron pin which marks the Northeast corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence N. 89° 39' W. a distance of 66.97 feet to a point; thence S. 6° 02' W. a distance of 252.12 feet to a point on the Northerly right of way line of the road, thence N. 59° 53' E. along said Northerly right of way line on the road a distance of 82.52 feet to a point; thence N. 6° 02' E. a distance of 210.0 feet, more or less to a point of beginning.

## SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
2. The herein described premises are within the boundaries of and subject to the statutory powers, including the power of assessment of Northside Drainage District.

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 20<sup>th</sup> day of January, 19 88 personally appeared

MAGGIE E. LUCHT

who, being duly sworn (or affirmed), did say that She is the attorney in fact for \_\_\_\_\_ and

EUGENE D. LUCHT

that She executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me:

Dandra Handsaker  
(Signature)

NOTARY PUBLIC FOR OREGON  
My Commission Expires: 7-23-89  
(Title of Officer)

STATE OF OREGON,

County of Klamath } ss.

BE IT REMEMBERED, That on this 21<sup>st</sup> day of January, 19 88, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named MAGGIE E. LUCHT, Conservator for KEITH W. LUCHT, a Minor

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Dandra Handsaker  
Notary Public for Oregon.

My Commission expires 7-23-89

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow, Inc. the 22<sup>nd</sup> day of January A.D., 19 88 at 10:57 o'clock A M., and duly recorded in Vol. M88 of Deeds on Page 1094

Evelyn Biehn, County Clerk

By Ram Smith

FEE \$15.00