

KNOW ALL MEN BY THESE PRESENTS, That

ROGER J. WALKER AND SUSAN GAIL WALKER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL S. DALTON AND TAMMY L. DALTON, HUSBAND AND WIFE, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 30 in Block 4 of TRACT 1064-FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 59,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25th day of February, 19 91; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON

County of Klamath ss.

Personally appeared the above named
ROGER J. WALKER AND SUSAN GAIL WALKER

Roger J. Walker
Roger J. Walker

Susan Gail Walker
Susan Gail Walker

and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 7-6-94

STATE OF OREGON, County of _____ ss.

The foregoing instrument was acknowledged before me this

_____, 19____, by _____,

_____, president, and by _____,

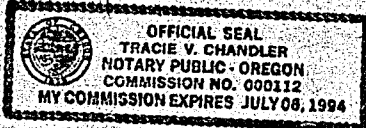
_____, secretary of _____.

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: _____

(SEAL)



STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 26th day of Feb., 19 91, at 2:19 o'clock P.M., and recorded in book M91 on page 3513 or as file/reel number 26330. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mueller Deputy

Fee \$28.00

<u>Roger J. & Susan Gail Walker</u> <u>200 Main St / 1609 NW</u> <u>KEO 97601</u>	
GRANTOR'S NAME AND ADDRESS	
<u>Michael S. & Tammy L. Dalton</u> <u>5133 Laurelwood Dr.</u> <u>Klamath Falls OR 97605</u>	
GRANTEE'S NAME AND ADDRESS	
<u>Klamath Trust Federal S&L</u> <u>540 Main St.</u> <u>Klamath Falls OR 97601</u>	
NAME, ADDRESS, ZIP	
Until a change is requested all my assignments shall be sent to the following address: <u>Same as above</u>	
NAME, ADDRESS, ZIP	

MOUNTAIN TITLE COMPANY

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