



WARRANTY DEED

ASPEN TITLE ESCROW NO. #03042908

AFTER RECORDING RETURN TO:
ANNAMARIE HUBER
115 MOUNTAIN VIEW BLVD.
KLAMATH FALLS, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

HOWARD C. WALKER and RUTH ANN WALKER, husband and wife,
hereinafter called GRANTOR(S), convey(s) to ANNAMARIE HUBER,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

A portion of Lots 3 through 8, Block 12, MOUNTAIN VIEW ADDITION
TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of
Oregon, more particularly described as follows:

Commencing at the Southeast corner of Lot 3, Block 12, MOUNTAIN
VIEW ADDITION; thence West along the South boundary of Lots 3,
4, 5, 6, 7 and 8, a distance of 125.23 feet; thence North 44
degrees 43' East a distance of 154.80 feet, more or less, to the
North boundary of Block 12; thence East along the North
boundary of Block 12 a distance of 16.30 feet, more or less, to
the Northeast corner of Lot 3; thence South along the East line
of Lot 3 a distance of 110.00 feet, more or less, to the point
of beginning.

CODE 1 MAP 3809-20DD TL 300

OGH
"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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390"

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

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
\$104,900.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 16th day of February, 1995.

Howard C. Walker
HOWARD C. WALKER

Ruth Ann Walker
RUTH ANN WALKER

STATE OF OREGON, County of Klamath)ss.

On February 16, 1995, personally appeared the above named
HOWARD C. WALKER AND RUTH ANN WALKER and acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me: Carol Johnson
Notary Public for Oregon
My Commission Expires: 1-31-98



OFFICIAL SEAL
CAROLE JOHNSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 031504
EXPIRATION DATE JAN 31, 1998

