

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; distance of 16, 20 feet, more or less, to the 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 3809-2000 TL 300

"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 APPROPRIES AND TO DETERMINE ANY LIMITS ON LABOURD ACCOUNTY. 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 //ox/day of February, 1995. WALKER

HOWARD C. WALKER

STATE OF OREGON, County of Klamath)ss.

OFFICIAL SEAL
CAROLE JOHNSON
HOTARY PUBLIC - OREGON
COMMISSION NO. 031504
MY ENWISSION EXPIRES JAN 31, 10 On February 6, 1995, personally appeared the above Hameton Experience HOWARD C. WALKER AND RUTH ANN WALKER and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Notary Public for Oregon My Commission Expires:

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and the state

## STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspe	n Title Co
of FebA.D., 1995at11:2	0 o'clock A M., and duly recorded in Vol. M95
FEE \$35.00	on Page 3548  Bernetha G. Letsch, County Clerk
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