

KNOW ALL MEN BY THESE PRESENTS. That JAMES P. WALSH, hereinafter called the "grantor", in consideration of \$-0- [interspousal transfer] to grantor paid by BARBARA ANN HAGEDORN WALSH, hereinafter called the "grantee", does hereby grant, bargain, sell and convey unto the said grantee and grantee's successors, heirs and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the State of Oregon and the County of Klamath, described as follows, to wit:

Lot 45, Block 125  
Klamath Falls Forest Estates Highway 66 Unit, Plat No. 4  
as recorded in Klamath County, Oregon

and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property, [including those set forth in the Declaration of Restrictions recorded on the 21st day of July, 1965 as Document No. 99078, Vol. M 65, Pages 165, Office of the Klamath County Oregon Recorder, all of which are incorporated herein by reference to said Declaration with the same effect as though fully set forth herein.]

TO HAVE AND TO HOLD the above-described granted premises unto the said grantee and grantee's successors, heirs and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's successors, heirs and assigns, the grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances and that grantor will and grantor's successors shall warrant and forever defend the above-granted premises and every part and parcel thereof again the lawful claims and demands of all persons whomsoever.

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

The foregoing recitation of consideration is true as I verily believe.

Dated: 2-17-95

JAMES P. WALSH  
JAMES P. WALSH

CERTIFICATE OF ACKNOWLEDGEMENT  
OF NOTARY PUBLIC

STATE OF CALIFORNIA )  
COUNTY OF SANTA BARBARA )

On this 17th day of February, 1995, before me, the undersigned, a notary public in and for said County and State, personally appeared JAMES P. WALSH, an individual, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he had executed the same in his capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Carol M. Runolfson  
Notary Public in and for  
said County and State

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Robert McFarland the 23rd day  
of May A.D., 19 95 at 9:10 o'clock A M., and duly recorded in Vol. M95,  
of Deeds on Page 13573.

RETURN: Robert McFarland  
2600 DeLa Vina Suite F  
Santa Barbara Ca 93105

FEE  
\$30.00

By Bernetha G. Leitch, County Clerk  
Bernetha G. Leitch