

# STATUTORY SPECIAL WARRANTY DEED

2

RUSSELL J. WALSH and EDITH G. WALSH, husband and wife, Grantor, conveys and specially warrants to RUSSELL J. WALSH and EDITH G. WALSH, TRUSTEES OF THE WALSH FAMILY TRUST DATED MARCH 27, 1996, Grantee, the real property more particularly described in Exhibit "A" attached hereto, located in Klamath County, Oregon, free of encumbrances created or suffered by the grantor except as specifically set forth herein:

**SUBJECT TO** and excepting reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage.

The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

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 30.930.

Until a change is requested, all tax statements are to be sent to the following address: 5842 Henley Road, Klamath Falls, Oregon, 97603.

Dated this 27th day of March, 1996.

Russell J. Walsh  
STATE OF OREGON

STATE OF OREGON

1 ss.

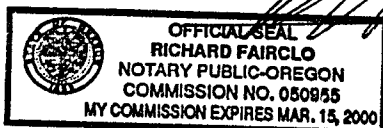
County of Klamath

1

Edith D. Walsh

1 ss.

The foregoing instrument was acknowledged before me this 27th day of March, by RUSSELL J. WALSH and EDITH G. WALSH.



**Notary Public for Oregon**  
**My Commission expires:**

STATE OF \_\_\_\_\_: COUNTY OF \_\_\_\_\_: ss.

Filed for record at request of \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded in Vol. \_\_\_\_\_ of \_\_\_\_\_ on Page \_\_\_\_\_

Bernetha Letsch County Clerk  
By: \_\_\_\_\_

**FEE:**

RICHARD FAIRCLO  
ATTORNEY AT LAW  
280 MAIN STREET  
KLAMATH FALLS, OREGON 97601

(2)

8 1/2 NW 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian.

**SUBJECT TO:**

1. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith.
2. Rights of the public in and to any portion of the above described property lying within the limits of roads or highways.
3. Agreement, including the terms and provisions thereof, between Cleone Stamper Gray and Frank Gray, husband and wife, and Mrs. Barbour, dated August 20, 1952, recorded February 10, 1953 in Deed Volume 259, page 180 Deed Records of Klamath County, Oregon.

Exhibit 'A'

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Richard Fairclo the 5th day  
of April A.D., 19 96 at 10:47 o'clock AM., and duly recorded in Vol. M96  
of Deeds on Page 9613

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Cherry Russell