

96 AUG 12 P3:51

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WARRANTY DEED

STATE OF OREGON,  
County of Klamath ss.

#03044723  
AFTER RECORDING RETURN TO:

RUSSELL W. WALKER  
LOIS M. WALKER  
4911-B UMBRELLA ST. S.W.  
TACOMA, WA 98439

Filed for record at request of:

Aspen Title & Escrow

on this 12th day of August A.D. 19 96  
at 3:51 o'clock P.M. and duly recorded  
in Vol. M96 of Deeds Page 24752

Bernetha G Letsch, County Clerk

By [Signature]

Deputy.

Fee, \$30.00

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

HENRY LANCE MC AFEE and JENNIFER BOWEN MC AFEE, hereinafter  
called GRANTOR(S), convey(s) to RUSSELL W. WALKER and LOIS M.  
WALKER, husband and wife, hereinafter called GRANTEE(S), all  
that real property situated in the County of Klamath, State of  
Oregon, described as:

Lot 10, Block 3, Tract No. 1083, CEDAR TRAILS, in the County of  
Klamath, State of Oregon.

Code 227 Map 4008-2080 TL 3900

"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  
\$29,000.00.

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 18th day of July, 1996.

[Signature]  
HENRY LANCE MC AFEE

[Signature]  
JENNIFER BOWEN MC AFEE

STATE OF CALIFORNIA )  
COUNTY OF San Diego ) ss.

On July 27, 1996, before me, Ruth P. Nichols,  
personally appeared HENRY LANCE MC AFEE and JENNIFER BOWEN MC  
AFEE ~~personally known to me~~ (or proved to me on the basis of  
satisfactory evidence) to be the person(s) whose name(s) X/are  
subscribed to the within instrument and acknowledged to me that  
~~he/she/they~~ executed the same in ~~his/her~~ their authorized  
capacity(ies), and that by ~~his/her~~ their signature(s) on the  
instrument the person(s) or the entity upon behalf of which the  
person(s) acted, executed the instrument.  
WITNESS my hand and official seal.

Signature [Signature]  
My commission expires: May 6, 1998

