

## WARRANTY DEED

MTC-40235MS

MICHAEL A. WALKLIN and SHIRLEY J. WALKLIN, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:

JOHN F. ROBUTZ,

Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of Klamath and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

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.

The true and actual consideration for this conveyance is \$ 20,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 29601 HWY 97 NORTH, CHILOUQUIN, OR 97624

Dated this 3rd day of January, 1996

Michael A. Walklin  
MICHAEL A. WALKLIN

Shirley J. Walklin  
SHIRLEY J. WALKLIN

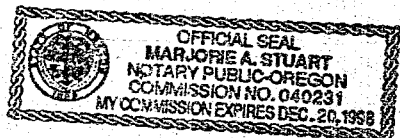
STATE OF Oregon

SS. January 3 19 97

COUNTY OF Klamath

Personally appeared the above named Michael A. Walklin and Shirley J. Walklin

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marjorie A. Stuart

Notary Public for Oregon

My commission expires 12-20-98

(seal)

ESCROW NO. MT40235-MS

Return to:

JOHN F. ROBUTZ  
29601 HWY 97 NORTH  
CHILOUQUIN, OR 97624

97 JAN -3 P 3:46

EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land situate in the SE1/4 of the SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies North 89 degrees 39' West along the forty line a distance of 82.96 feet and South 6 degrees 02' West a distance of 582.59 feet from an iron pin which marks the Northeast corner of the SE1/4 of SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89 degrees 39' West a distance of 66.97 feet to a point; thence South 6 degrees 02' West a distance of 252.12 feet to a point on the Northerly right of way line of the road; thence North 59 degrees 53' East along said Northerly right of way line of the road a distance of 82.52 feet to a point; thence North 6 degrees 02' East a distance of 210.00 feet, more or less to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 3rd day  
of January A.D., 19 97 at 3:46 o'clock P M., and duly recorded in Vol. M97  
of Deeds on Page 193

FEE \$35.00

Bernetha G. Letsch, County Clerk

by Lynette M. Miley