

35448

MTC 41059
WARRANTY DEED

Vol m97 Page 9939

RICHARD J. HILLMAN and KATHY D. HILLMAN, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
JERRY R. WALKER and CHARLOTTE K. WALKER, husband and wife,
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:

LOT 1 IN BLOCK 13 OF TRACT 1060, SUN FOREST ESTATES, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

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.

97 APR -4 AM 11:28

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 \$ 30,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: ,

Dated this 31st day of March, 1997.

Richard J. Hillman
RICHARD J. HILLMAN

Kathy D. Hillman
KATHY D. HILLMAN

STATE OF Oregon

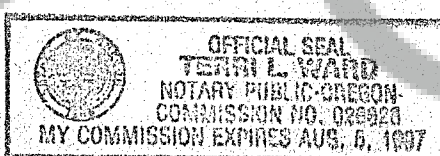
SS. March 31st, 19 97

COUNTY OF Deschutes

Personally appeared the above named Richard J. Hillman and

Kathy D. Hillman

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Notary Public for Oregon

My commission expires 8-5-97

ESCROW NO. BT004291TW

Return to:

JERRY R. WALKER
144324 Inglewood Rd.
Lapine, OR 97739

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 4th day
of April A.D., 19 97 at 11:28 o'clock A M., and duly recorded in Vol. M97
of Deeds on Page 9939

Bernetha G. Letsch, County Clerk

FEE
\$30.00

by Douglas J. Mullens