

NA

40176

SPECIAL WARRANTY DEED - STATUTORY FORM
INDIVIDUAL GRANTOR

Vol. 1997 Page 20135

JOYCE A. WALKER, SURVIVING SPOUSE OF BERT WALKER, DECEASED, Grantor,
conveys and specially warrants to David and Kimberly L. Ragan, Grantee;
the following described real property free of encumbrances created or suffered by the Grantor except as specifically
set forth herein, situated in Klamath County, Oregon to wit:

Lot 7, Block 1, Bella Vista Tract No. 1235

Ref: R806499

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The property is free of all encumbrances created or suffered by the Grantor except as

Buyers To pay back Taxes.

The true consideration for this conveyance is \$ 500.00 (Here comply with the requirements of ORS 93.030)

Dated this 6 day of June, 1997

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

STATE OF OREGON, County of Marion

This instrument was acknowledged before me on 6 June 97, 19

by JOYCE A. WALKER



OFFICIAL SEAL
ALAN J. BELL
NOTARY PUBLIC - OREGON
COMMISSION NO. 051162

MY COMMISSION EXPIRES FEB 27, 2001

Alan J. Bell

Notary Public for Oregon

My commission expires 27 Feb 2001

SPECIAL WARRANTY DEED

JOYCE A. WALKER

GRANTOR

David and Kimberly L. Ragan

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

David & Kimberly L. Ragan
3101 McNary Pkwy #2
Lake Oswego, OR 97035

NAME, ADDRESS, ZIP

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

David and Kimberly above

NAME, ADDRESS, ZIP

Fee: \$30.00

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
27th day of June, 1997,
at 3:27 o'clock P.M., and recorded
in book/reel/volume No. M97
on page 20135 or as fee/file/instru-
ment/microfilm/reception No. 40176,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Bernetha G. Letsch, Co. Clerk

NAME

TITLE

By Kathleen Ragan

Deputy