

44998

MTC 42133-MS
WARRANTY DEEDVol. 197 Page 29709

HARVEY E. AULD AND GRACE F. AULD, TRUSTEES OF THE AULD FAMILY TRUST DECLARATION OF TRUST DATED JULY 22 1992,

Grantor(s) hereby grant, bargain, sell and convey to:
TIMOTHY WALKER and ANDREA 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 12 IN BLOCK 89 OF BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON

SEP 10 9 33 37
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
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 \$ 11,000.00.

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

Dated this 29 day of August, 1997

TRUSTEES OF THE AULD FAMILY TRUST

BY: Harvey E. Auld TRUSTEE
HARVEY E. AULDBY: Grace F. Auld TRUSTEE
GRACE F. AULDSTATE OF Michigan, County of Chippewa) ss.This instrument was acknowledged before me on August 29, 1997by Patricia A. Cobbas NOTARY PUBLICof Sauv. Ste Marie mi 44783Notary Public of Chippewa CountyMy commission expires 7-8-99PATRICIA A. COBB
Notary Public, Chippewa Co., MI
My Comm. Expires July 8, 1999

ESCROW NO. MT42133-MS

Return to:

TIMOTHY WALKER
371 Pacific Lumber Camp Rd.
Eureka, CA.
95503STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 10th day of Sept. A.D., 1997
at 3:37 o'clock P.M. and duly recorded
in Vol. M97 of Deeds Page 29709

Bernetha G. Letsch, County Clerk

By Kathleen Ross
Fee, \$30.00 Deputy