

'98 JUL 27 A11:23



ATC 0404784/ Vol. M98 Page 27372  
**Aspen**  
 TITLE & ESCROW, INC.  
**WARRANTY DEED (INDIVIDUAL)**

WILBUR A. WALKER and MARIE L. WALKER, husband and wife

, hereinafter called grantor,  
 convey(s) to HAROLD K. PICKRELL and MARGARET A. PICKRELL, husband and wife

all that real property situated in the  
 County of Klamath, State of Oregon, described as:

A parcel of land located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$  Section 10, Township 39 South,  
 Range 10 East of the Willamette Meridian, in the County of Klamath,  
 State of Oregon, being more particularly described as follows:

Beginning at a point from which the quarter corner of Sections 9 and  
 10 bears South 10° 20' 30" West 703.43 feet; thence North 00° 08' 43"  
 East 339.71 feet, more or less, to a 5/8 inch iron pin; thence South  
 89° 58' 14" East 194.29 feet; thence South 20° 09' 27" East 58.09 feet;  
 thence South 00° 10' 53" East 285.60 feet; thence North 89° 53' 00" West  
 216.04 feet to the point of beginning.

"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 DEPART-  
 MENT TO VERIFY APPROVED USES."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY  
 DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLAN-  
 NING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
 Covenants, conditions, reservations, restrictions, rights, rights of way,  
 and easements of record, if any, and those apparent on 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 \$\_\_\_\_\_. However, the actual con-  
 sideration consists of or includes other property or value given or promised which is <sup>the whole</sup> part of the consideration  
 (Indicate which)° (Delete between symbols; if not applicable. See ORS 93.030)

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 8 day of July,  
 19 98.

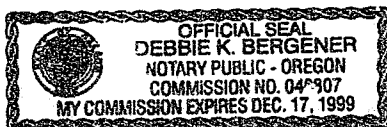
+ Wilbur A. Walker  
 + Marie L. Walker

STATE OF OREGON, County of Klamath ss.

July 8, 19 98.

Personally appeared the above named Wilbur A. Walker & Marie L. Walker

and acknowledged the foregoing  
 Instrument to be their voluntary act and deed.



Before me: Debbie K. Bergener  
 Notary Public for Oregon  
 My Commission Expires: 12-17-99

GRANTOR'S NAME AND ADDRESS  
Harold K + Margaret A. Pickrell  
12277 Mallory Dr  
Klamath Falls OR 97603  
 GRANTEE'S NAME AND ADDRESS  
 After recording return to:  
Harold K + Margaret A. Pickrell  
12277 Mallory Dr  
Klamath Falls OR 97603  
 NAME, ADDRESS, ZIP  
 Until a change is requested all tax statements shall be sent to the following address.  
Harold K + Margaret A. Pickrell  
12277 Mallory Dr  
Klamath Falls OR 97603  
 NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument  
 was received for record on the 27th day  
 of July, 19 98,  
 at 11:23 o'clock A. M., and recorded  
 in book/real/volume No. M98 on  
 page 27372 or as document/fee/file/  
 instrument/microfilm No. 63413,  
 Record of Deeds of said county.

Witness my hand and seal of County  
 affixed.

Bernetha G. Letsch, Co. Clerk  
 NAME TITLE

Fee: \$30.00

By Kathleen Ross Deputy