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ATC 04047841 Vol. M98 Page 27373
Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

HAROLD K. PICKRELL and MARGARET A. PICKRELL, husband and wife

convey(s) to WILBUR A. WALKER and MARIE L. WALKER, husband and wife, hereinafter called grantor,
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 North 1/16 corner of Sections 9 and 10 bears North 89° 31' 22" West 207.01 feet; thence South 89° 31' 22" East 294.63 feet; thence South 28° 06' 06" East 340.42 feet; thence North 89° 58' 14" West 343.86 feet; thence North 20° 09' 27" West 322.32 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 DEPARTMENT 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 PLANNING 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 \$ Lot Line Adj.. However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} _{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.

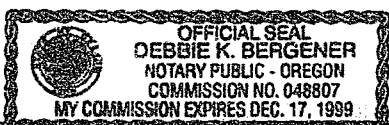
IN WITNESS WHEREOF, the grantor has executed this instrument this 12th day of June, 19 98.

Harold K. Pickrell
Margaret A. Pickrell

STATE OF OREGON, County of Klamath)ss.

June 12, 19 98.

Personally appeared the above named Harold K. Pickrell & Margaret A. Pickrell and acknowledged the foregoing instrument to be this voluntary act and deed.



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

Harold K. & Margaret A. Pickrell
13277 Mallory Dr
Klamath Falls Or 97603
GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

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/roll/volume No. M98 on page 27373 or as document/fee/file/instrument/microfilm No. 63414, 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