

WARRANTY DEED  
ATC 03048437

ATC #03048437  
AFTER RECORDING RETURN TO:  
WAYNE & MARY WALTON  
5649 MILLER AVENUE  
KLAMATH FALLS, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

KENNETH E. HOLMES and JANE L. HOLMES, hereinafter called  
GRANTOR(S), convey(s) and warrants to WAYNE D. WALTON and MARY  
F. WALTON, husband and wife, hereinafter called GRANTEE(S), all  
that real property situated in the County of Klamath, State of  
Oregon, described as:

Lot 47, PLEASANT HOME TRACTS NO. 2, in the County of Klamath,  
State of Oregon.

CODE 41 MAP 3909-2AD TL 4200

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

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  
\$45,900.00.

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 18th day of September, 1998.

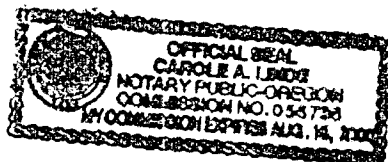
Kenneth E. Holmes  
KENNETH E. HOLMES

Jane L. Holmes  
JANE L. HOLMES

STATE OF OREGON, County of Klamath)ss.

On September 18, 1998, personally appeared KENNETH E. HOLMES  
AND JANE L. HOLMES who acknowledged the foregoing instrument to  
be their voluntary act and deed.

Carol A. Lind  
Notary Public for Oregon  
My Commission Expires: 8/15/00.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 21st day  
of September A.D., 19 98 at 11:34 o'clock A. M., and duly recorded in Vol. M98  
of Deeds on Page 34526

FEE \$30.00

By Bernetha G. Letsch, County Clerk  
Ruth Ann Rosen