

99 JAN -5 P328

BILLIE L. YOUNG,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
 THERON R. WALKER and V. MARIE 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:-

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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.

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 \$ 60,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 4699 DENVER STREET, KLAMATH FALLS, OR 97603

Dated this 5th day of January, 19 99

*Billie L. Young*  
 BILLIE L. YOUNG

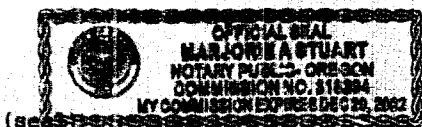
STATE OF Oregon

SS. January 5 19 99

COUNTY OF Klamath

Personally appeared the above named Billie L. Young

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

*Marjorie A. Stuart*  
 Notary Public for Oregon  
 My commission expires 12-20-02

ESCROW NO. MT46813-MS

Return to:

THERON R. WALKER

P.O. BOX 608

LAKEVIEW, OR 97630

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A piece or parcel of land situate in the N1/2 SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more fully described as follows:

Beginning at a point in the center line of a 60 foot roadway from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and as marked on the ground by an iron pin driven therein bears South 89 degrees 44 1/2' West along said roadway center line 1,945.1 feet to a point in the West boundary of said Section 11; and North 0 degrees 13 1/2' West 1,662.5 feet to the said section corner and running thence North 0 degrees 01' West 331.05 feet to a point in the Northerly boundary of said N1/2 SE1/4 NW1/4 of Section 11; thence North 89 degrees 47' East along said boundary line 131.4 feet; thence South 0 degrees 01' East 330.95 feet, more or less, to an intersection with the center line of the above mentioned roadway; thence South 89 degrees 44 1/2' West along said roadway center line 111.4 feet, more or less, to the said point of beginning, said tract being what is known as Tracts 39 and 50 of BURTON TRACTS; EXCEPT therefrom, that portion lying within the right of way of Denver Avenue.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 5th day  
of January A.D., 19 99 at 3:28 o'clock P. M., and duly recorded in Vol. M99  
of Deeds on Page 327

FEE \$35.00

Linda Smith, County Clerk  
By Raiden R