



99 JAN 29 P1:30

Vol. 1799 Page 3467

STATUTORY WARRANTY DEED

STEPHEN WALKER AND DONNA WALKER

conveys and warrants to ROBERT M. ANDERSON

Grantor, 

the following described real property free of liens and encumbrances, except as specifically set forth herein:

Grantee,

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN..


This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 33.930.

The true consideration for this conveyance is \$ 61,000.00

(Here comply with the requirements of ORS 93.030)

Dated this 27th day of JANUARY 19 99


STEPHEN WALKER
DONNA WALKER

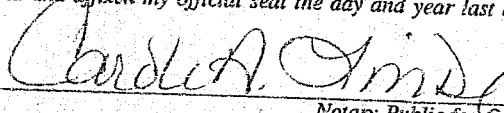
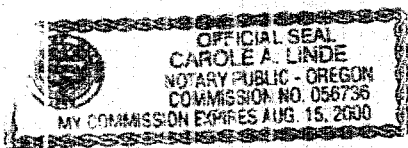
STATE OF OREGON

County of KLAMATH } ss.

BE IT REMEMBERED, That on this 27 day of January 19 99, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named STEPHEN WALKER AND DONNA WALKER

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.


My Commission expires 8/15/00
Notary Public for Oregon.

Title Order No. K-53575-C

Escrow No. K53575C

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

ROBERT ANDERSON

4331 BATTLETT

KLAMATH FALLS, OR 97603

Name, Address, Zip

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

ROBERT ANDERSON

4331 BATTLETT

KLAMATH FALLS, OR 97603

Name, Address, Zip

DESCRIPTION

The following described real property situated in Klamath County, Oregon:

A parcel of land being a portion of Lot 9 of Villa Saint Clair Subdivision, situated in the NW 1/4 NW 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point from which the Southeast corner of said Lot 9 bears South 00°13' East, parallel to the East line of said Lot 9, 160.00 feet and North 89°58' East 20.00 feet; thence North 00°13' West, parallel to said East line, 140.00 feet to a point on the North line of said Lot 9; thence South 89°58' West 80.00 feet to the Northwest corner of said Lot 9; thence South 00°13' East, along the West line of said Lot 9, 140.00 feet; thence North 89°58' East 80.00 feet to the point of beginning, with bearings based on recorded Survey No. 2690.

TOGETHER WITH a 15 foot wide non-exclusive easement as recorded in Volume M89 page 19281, Deed records of Klamath County, Oregon.

TOGETHER WITH A MANUFACTURED HOME WHICH IS AFFIXED TO THE LAND AND DESCRIBED AS FOLLOWS: 1980 HOMET, VIN #03700142AP

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 29th day
of January A.D. 1999 at 1:30 o'clock P. M., and duly recorded in Vol. M99
of Deeds on Page 3467

FEE \$35.00

Linda Smith, County Clerk

by Kathleen Rosen