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MTC 47381-KC
WARRANTY DEED

Vol. 1199 Page 6444

KENNETH R. POWERS and MARY A. POWERS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: R. MICHAEL WALKER and ELLEN C. WALKER, as tenants by the entirety, 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:

LOT 21 IN BLOCK 32 OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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 \$ 15,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6915 SW 205TH PLACE, ALOHA, OR 97007

Dated this 22 day of Feb, 1999.

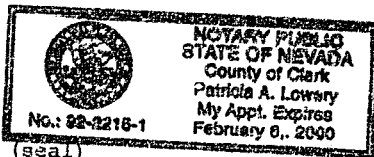
Kenneth R. Powers
KENNETH R. POWERS

Mary A. Powers
MARY A. POWERS

STATE OF NV ss. Feb 22 1999
COUNTY OF Nye

Personally appeared the above named Kenneth R. Powers & Mary A. Powers

and acknowledged the foregoing instrument to be an voluntary act.



Before me:
Patricia A. Lowery
Notary Public for Nye NV
My commission expires 2-6-2000

ESCROW NO. MT47381-KC

Return to:
R. MICHAEL WALKER
6915 SW 205TH PLACE
ALOHA, OR 97007

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 24th day of February A.D. 1999 at 3:23 o'clock P. M., and duly recorded in Vol. M99 of Deeds on Page 6444.

Linda Smith, County Clerk

FEE \$30.00

by Kathleen Ross