

Seller: WALSH
Order No.: 131301

Data ID: 15110
Job No.: 8400

STATE OF OREGON, Vol M99 Page 31349

County of _____

I certify that the within instrument was
received for record on the _____
day of _____, 19____, at
_____ o'clock _____ M., and
recorded in book reel volume No. _____
on page _____ and/or as
fee file instrument/microfilm reception No. _____
Records of said County

Witness my hand and seal of County
affixed

Name _____ Title _____

By _____ Deputy _____

Grantor's Name and Address

1999 AUG -5 PM 2:32

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Edwin O. & Cathy M. Saunders
4450 Onyx Avenue
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to
(Name, Address, Zip):
Edwin O. Saunders, Jr. and
Cathy M. Saunders
4450 Onyx Ave., KFO 97603

K54174

Above Space Reserved for Recorder's Use

WARRANTY DEED

KEVIN GERARD WALSH (herein referred to as Grantor, whether one or more), conveys and warrants to
Edwin O. Saunders, Jr. and Cathy M. Saunders, Husband and Wife
(herein referred to as Grantee, whether one or more), the following described real property free of encumbrances
except as set forth herein situated in KLAMATH County, Oregon, to-wit:

LOT 18 SUMMERS LANE HOMES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON
FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

The above legal description includes memberships and/or ownerships of non-municipal water and/or
sewer systems, if any.

Tax Account Number(s): 551094

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.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns
forever. And the said Grantor does hereby covenant to and with the said Grantee, that he is the owner in fee simple
of said premises; that they are free from all encumbrances except as described herein, and that he will warrant and
defend the same from all lawful claims whatsoever.

This conveyance is made and accepted subject to the lien for current taxes and other assessments and all valid and
subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions and easements as may
appear of record, if any, affecting the above described property.

The singular number shall include the plural, the plural the singular, and use of any gender shall be applicable to all
genders.

The true consideration for this conveyance is \$ 101,500⁰⁰ (Here comply with the requirements of ORS 93.030)

Dated this 15 day of July, 19 99



KEVIN GERARD WALSH—Grantor

STATE OF OREGON }
COUNTY OF KLAMATH } ss.
JULY 15, 19 99 }

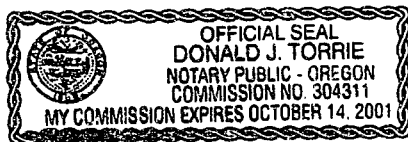
31350

Personally appeared the above named KEVIN GERARD WALSH and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Donald J. Torrie
Notary Public for KLAMATH FALLS, OR

My commission expires: 10-14-2001



State of Oregon, County of Klamath
Recorded 8/05/99, at 2:32 p. m.
In Vol. M99 Page 31349

Linda Smith,
County Clerk Fee \$ 35 KL