



After recording return to:

James D. Walker, Jr.

507 Union Town Road

Stewartsville, NJ 08886

22  
3: Until a change is requested all tax statements  
shall be sent to the following address:

James D. Walker, Jr.

507 Union Town Road

Stewartsville, NJ 08886

200 APR 25 Escrow No. 004173

Title No. K-55440

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath

Recorded 04/25/00, at 3:22 p. m.

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Linda Smith,

County Clerk Fee\$ 21.00

### STATUTORY WARRANTY DEED

Paolo Frediani, Grantor, conveys and warrants to James D. Walker, Jr. and Rose Fritchman, not as tenants in common, but with right of survivorship, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 26 in Block 2, of SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax account no: 2310 036B0 10100 000

This property is free of liens and encumbrances, EXCEPT:

Easements, Covenants, Conditions and Restrictions of record, if any.

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 consideration for this conveyance is \$7,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 20 day of April, 2000.

Paolo Frediani

STATE OF New York

County of New York

} ss.

This instrument was acknowledged before me on this 20<sup>th</sup> day of April, 2000  
by Paolo Frediani

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Notary Public for Oregon  
New York  
My commission expires: 10/24/2000

DEREST U. HODGSON  
Notary Public, State of New York  
No. 5035059  
Qualified in Bronx County  
Commission Expires 10/24/2000