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**WESTERN**  
TITLE & ESCROW COMPANY

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'01APR30 PM3:09

**WARRANTY DEED -- STATUTORY FORM**

Vol. MQ1 Page 20940

BERNICE P. ROSE, husband and wife, Grantor,

conveys and warrants to

AARON WALKER and TONYA WALKER, husband and wife, Grantee,

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

LOT 20 IN BLOCK <sup>17</sup> / SECOND ADDITION TO RIVER PINE ESTATES, ACCORDING THE  
THE OFFICIAL PLAT THEROF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON.

Tax Account No(s): 130361

Map/Tax Lot No(s): 2309-13C-5000

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

*RE-Recorded TO Correct Legal Description*

The true consideration for this conveyance is \$10,000.00 .

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.

Dated this 5<sup>th</sup> day of March, 2001.

*Bernice P. Rose*  
BERNICE P. ROSE

STATE OF CALIFORNIA, COUNTY OF \_\_\_\_\_ ) SS.

This instrument was acknowledged before me on March \_\_\_\_\_, 2001 by BERNICE P. ROSE.

*RE*  
\_\_\_\_\_  
(Notary Public)

My commission expires \_\_\_\_\_

After recording return to:

WESTERN TITLE & ESCROW COMPANY  
16455 WILLIAM FOSS ROAD  
LA PINE, OR 97739

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

AARON & TONYA WALKER  
50746 S. FAWN DRIVE  
LA PINE, OR 97739

TITLE NO. K-56811  
ESCROW NO. 14-A090701

*K10RR  
K26*

19403

20941

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California

County of

LOS ANGELES

} ss.

On

4-05-2001

Date

before me,

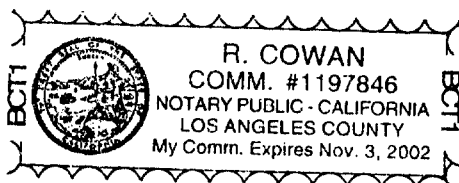
R. COWAN, Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

BERNICE P. ROSE

Name(s) of Signer(s)

☐ personally known to me☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

R. Cowan

Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**Title or Type of Document: WARRANTY DEEDDocument Date: Signed APRIL 5, 2001 Number of Pages: 1Signer(s) Other Than Named Above: None**Capacity(ies) Claimed by Signer**

Signer's Name: \_\_\_\_\_

☐ Individual☐ Corporate Officer — Title(s): \_\_\_\_\_☐ Partner — ☐ Limited ☐ General☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

State of Oregon, County of Klamath

Recorded 05/08/01, at 11:10 a. m.In Vol. M01 Page 20940

Linda Smith,

County Clerk

Fee \$ 10<sup>00</sup> RR

Prt State of Oregon, County of Klamath

Recorded 04/30/01, at 3:09 p. m.In Vol. M01 Page 19402

Linda Smith,

County Clerk

Fee \$ 26<sup>00</sup>