

'01 MAY 25 PM3:31

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After Recording Return to:
DAVID L. WALTERS
 6305 Simmers Avenue
 Klamath Falls, OR 97603
 Until a change is requested all tax statements
 Shall be sent to the above address.

WARRANTY DEED
 (INDIVIDUAL)

PAMELA A. MUNOZ, herein called grantor, convey(s) to **DAVID L. WALTERS** all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

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

And covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$96,500.00.**
 (here comply with the requirements of ORS 93.930)

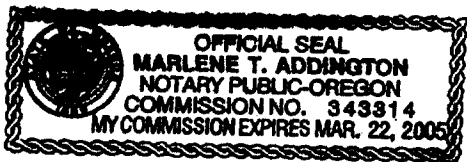
de THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated May 24, 2001

Pamela A. Munoz
 PAMELA A. MUNOZ

STATE OF OREGON, County of **Klamath**) ss.

On May 25 2001 personally appeared the above named **PAMELA A. MUNOZ** and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me:

Marlene T. Addington
 Notary Public for Oregon
 My Commission Expires March 22, 2005

This Document is recorded at the request of:
Aspen Title & Escrow, Inc.
 525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00052825

Beginning at a point 1650 feet East and 60 feet North of an iron pin driven into the ground at the Southwest corner of the NW 1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, on the property of Otis V. Saylor, which iron pin is 30 feet East of the center of a road intersecting the Klamath-Lakeview Highway; from the North and 30 feet North of the center of said Highway; thence East 66 feet; thence South 20 feet; thence East 66 feet; thence North 340 feet; thence West 132 feet; thence South 320 feet to the place of beginning.

EXCEPTING THEREFROM a tract of land lying in the Southeast quarter of the Northwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at an iron pin which is 30 feet North and 30 feet East of a brass plug marking the intersection of the centerline of the Klamath Falls-Lakeview Highway and a county road to the North and South along the section line between Section 1 and 2, Township 39 South, Range 9 East of the Willamette Meridian; thence East 1320.0 feet to an iron pipe marking the East boundary of a North-South road (Patterson St.) and the South boundary of Simmers Avenue to the East; thence along the South boundary of said Simmers Avenue, North 88 degrees 55' East 330.0 feet; thence North 0 degrees 03' East 60.0 feet to an iron pipe on the North boundary of said Simmers Avenue to the true point of beginning of this description; thence North 0 degrees 03' East parallel to Patterson Street, 310.0 feet; thence North 88 degrees 55' East 55.0 feet; thence South 0 degrees 03' West 310.0 feet; thence South 88 degrees 55' West 55.0 feet, more or less, to the true point of beginning.

Said described parcel lies wholly within the Southeast quarter of the Northwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

State of Oregon, County of Klamath
Recorded 05/25/01, at 3:31 p.m.
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Linda Smith,
County Clerk Fee \$ 26.⁰⁰