

01 JUL 11 AM 11:03



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M01 Page 33625

After recording return to:

Richard J. Ezneker

2705 Watson Street

Klamath Falls, OR 97603

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

Richard J. Ezneker

2705 Watson Street

Klamath Falls, OR 97603

Escrow No. K57137S

Title No. K57137S

### STATUTORY WARRANTY DEED

Bobbie Lou Walker, Grantor, conveys and warrants to Richard J. Ezneker and Vickie L. Ezneker, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Attached Exhibit "A" Legal Description

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 \$210,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 5th day of July, 2001

Bobbie Lou Walker by Joseph Kyle Walker, Attorney in Fact

STATE OF ~~California~~ OREGON  
County of KLAMATH } ss.

This instrument was acknowledged before me on this 5th day of July, 2001  
by Bobbie Lou Walker by Joseph Kyle Walker, Attorney In Fact



Stacy Wilferty  
Notary Public for Oregon  
My commission expires: 8-2-03

K26-

---

**LEGAL DESCRIPTION**

Beginning at a point from which the South 1/16 corner common to said Sections 1 and 6, said corner and being the Southwest corner of "Skyline View" bears N. 00°20'24" W. 475.00 feet and N. 89°55'22" E. 129.72 feet; thence N. 00°20'24" W. along the East line of those lands described in Deed Volume M00 page 7633 of Klamath County Deed Records 293.17 feet; thence N. 89°39'36" E. 175.28 feet; thence S. 76°32'25" E. 56.10 feet; thence S. 00°20'24" E. 281.76 feet; thence N. 89°50'57" W. 229.77 feet to the point of beginning, Klamath County, Oregon.

State of Oregon, County of Klamath

Recorded 07/11/01 at 11:03 a.m.

In Vol. M01 Page 33625

*Linda Smith,*

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