

01 DEC 12 PM 3:02

ATC # 54112

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After Recording Return to:
THERON WALKER and V. MARIE WALKER
2785 WINDSOR AVENUE
Klamath Falls, OR 97603
Until a change is requested all tax statements
Shall be sent to the following address:
THERON WALKER and V. MARIE WALKER
2785 WINDSOR AVE
Klamath Falls, OR 97603

State of Oregon, County of Klamath
Recorded 12/12/01 3:02 p. m.
Vol M01, Pg 63581
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

WARRANTY DEED
(INDIVIDUAL)

LYNN HANIGAN and JULIE L. HANIGAN, herein called grantor, convey(s) to **THERON WALKER**, as to an undivided 49% interest and **V. MARIE WALKER**, as to any undivided 51% interest, with full rights of survivorship, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 5, Block 2, EASTMOUNT, in the County of Klamath, State of Oregon.

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 **\$82,700.00**.
(here comply with the requirements of ORS 93.930)

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 : December 10, 2001

Lynn Hanigan
LYNN HANIGAN

Julie L. Hanigan
JULIE L. HANIGAN

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

On December 12, 2001 personally appeared the above named **LYNN HANIGAN and JULIE L. HANIGAN** and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00054112

Before me: M. A. Silveria
Notary Public for Oregon
My commission expires: 11-01-04

Official Seal

