



After recording return to:
Irvin R. Walker
P.O. BOX 48
KENO, OR 97627

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

Escrow No. K58000S
Title No. K58000-S

THIS SPACE RESERVED FOR RECORDER'S USE

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State of Oregon, County of Klamath
Recorded 12/28/01, at 1:15 P m
in Vol. M01 Page 66576
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

'01 DEC 28 PM1:15

STATUTORY WARRANTY DEED

Larry I. O'Leary and Nikki McKenney O'Leary, as tenants by the entirety, Grantor, conveys and warrants to Irvin R. Walker and Bonnie G. Walker, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 14 in Block 34 of FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 \$134,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 19 day of December, 2001.

Larry I. O'Leary
Larry I. O'Leary

Nikki McKenney O'Leary
Nikki McKenney O'Leary

STATE OF OREGON

County of Klamath } ss.

This instrument was acknowledged before me on this 19 day of December, 2001
by Larry I. O'Leary and Nikki McKenney O'Leary



[Signature]
Notary Public for Oregon
My commission expires: 8-2-03

K21