

01 DEC 31 AM 11:06



WESTERN
TITLE & ESCROW COMPANY

Vol M01 Page 67036

WARRANTY DEED -- STATUTORY FORM

MARK J. WALKER and DEBORAH A. WALKER, husband and wife, Grantor,
conveys and warrants to

JOHN L. MATKOWSKI and KIM R. MATKOWSKI, husband and wife, Grantee,
the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

Lot 1, Block 3, Tract No. 1052, CRESCENT PINES, in the County of Klamath,
State of Oregon.

Tax Account No(s): R147246
Map/Tax Lot No(s): R2407018A004400000

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.

The true consideration for this conveyance is \$137,000.00 .

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 20th day of December, 2001.

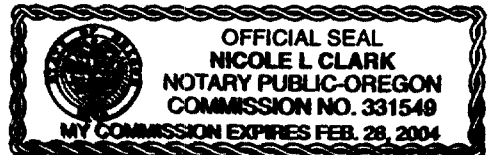
MARK J. WALKER

DEBORAH A. WALKER

STATE OF CALIFORNIA, COUNTY OF) SS.

This instrument was acknowledged before me on December 20th 2001 by MARK J.
WALKER AND DEBORAH A. WALKER.

(Notary Public)
My commission expires 2/28/04



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

State of Oregon, County of Klamath
Recorded 12/31/01 11:06 a. m.
Vol M01, Pg 67036
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Until a change is requested all tax statements
shall be sent to the following address:
JOHN & KIM MATKOWSKI
140135 BEARSKIN ROAD
CRESCENT LAKE, OR 97425

TITLE NO. 00053989
ESCROW NO. 14-0131301

2/A