

'02 JUN 14 PM 2:44

After Recording Return to:
HOWARD W. KELLER and TINA MARIE LONG
 2152 Thrall Street
 Klamath Falls, OR 97601
 Until a change is requested all tax statements
 Shall be sent to the address shown above.

State of Oregon, County of Klamath
 Recorded 06/14/2002 2:44 p. m.
 Vol M02, Pg 34869
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

WARRANTY DEED
 (INDIVIDUAL)

GEORGE ROBERT WALSH, herein called Grantor, convey(s) to **HOWARD W. KELLER and TINA MARIE LONG**, NOT AS TENANTS IN COMMON, BUT WITH FULL RIGHTS OF SURVIVORSHIP, herein called Grantees, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 1, Block 52, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

SAVE AND EXCEPT the Westerly 29.06 feet of Lot 1, Block 52, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, 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 \$42,000.00.
 (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 June 7, 2002.


 GEORGE ROBERT WALSH

STATE OF WASHINGTON, County of Thurston ss.

On June 13, 2002 personally appeared the above named **GEORGE ROBERT WALSH** and acknowledged the foregoing instrument to be his voluntary act and deed.

This document is filed at the request of:



525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00055165

Before me: Daniel J David
 Notary Public for Washington
 My commission expires: July 12, 2002

