

02 JUN 26 PM 3:17

After Recording Return to:
RONALD R. WALKER and LINDA A. NIELSEN
 806 Owens Street
 Klamath Falls, OR 97601
 Until a change is requested all tax statements
 Shall be sent to the following address:
RONALD R. WALKER and LINDA A. NIELSEN
 806 Owens Street
 Klamath Falls, OR 97601

State of Oregon, County of Klamath
 Recorded 06/26/2002 2:17 p. m.
 Vol M02. Pg 36945-46
 Linda Smith, County Clerk
 Fee \$ 26.00 # of Pgs 2

WARRANTY DEED
 (INDIVIDUAL)

LINDA S. NEVES, herein called grantor, convey(s) to **RONALD R. WALKER and LINDA A. NIELSEN**, not as tenants in common, but with rights of survivorship all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

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 **\$57,000.00**.
 (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: 6/26/02
Linda S. Neves
 LINDA S. NEVES

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

On June 26, 2002 personally appeared the above named **LINDA S. NEVES** and acknowledged the foregoing instrument to be her voluntary act and deed.

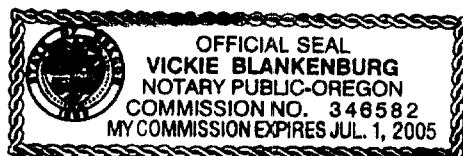
This document is filed at the request of:



525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00055193

Before me: Vickie Blankenburg
 Notary Public for Oregon
 My commission expires: 7/01/05

Official Seal



26A

36946

Exhibit A

PARCEL 1:

The Southerly 65 feet of Lots 23 and 24, Block 6, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon.

PARCEL 2:

A portion of Lot 22, Block 6, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Northeast corner of said Lot 22; thence West along the North line of said Lot, 70 feet; thence South parallel with Owens Street 4 feet; thence East 70 feet parallel with the North line of said lot; thence North along the East line of said lot, 4 feet to the point of beginning.