



After recording return to:
Knut Walter and Louan Walter
4804 Bisbee
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Knut Walter and Louan Walter
4804 Bisbee
Klamath Falls, OR 97603

File No.: 7021-331905 (SAC)
Date: February 09, 2004

THIS SPAC State of Oregon, County of Klamath
Recorded 02/12/2004 2:35 p m
Vol M04 Pg 8504-06
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Thomas C. H. Fuller and Spring A. Fuller as tenants by the entirety, Grantor, conveys and warrants to **Knut Walter and Louan Walter as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$76,000.00**. (Here comply with requirements of ORS 93.030)

21 F

08505

APN: 578182

Statutory Warranty Deed
- continued

File No.: 7021-331905 (SAC)
Date: 02/09/2004

Thomas C. H. Fuller
Thomas C. H. Fuller

Spring A. Fuller
Spring A. Fuller

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 11 day of February 2004
by **Thomas C. H. Fuller and Spring A. Fuller.**

Stacy Collins
Notary Public for Oregon
My commission expires: 8-2-07



APN: 578182

Statutory Warranty Deed
- continuedFile No.: 7021-331905 (SAC)
Date: 02/09/2004**EXHIBIT A****LEGAL DESCRIPTION:**

A tract of land situated in the NW 1/4 NE 1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, and portions of Tracts 15 and 18 of Subdivision of "Tracts 25 to 32 Inclusive, together with the South 10 feet of Tracts 33 and 34 of Altamont Ranch Tracts", and being more particularly described as follows:

Beginning at the Southeast corner of said Tract 15; thence S. 88°46' E., along the Easterly prolongation of the South line of said Tract 15, a distance of 51.5 feet to a 5/8 inch iron pin on the Westerly right of way line of Bisbee Street as shown on Map of Record Survey No. 3553; said right of way line being established by Order of the Board of County Commissioners on December 31, 1981; thence N. 00°00'04" W. along said Westerly right of way line, a distance of 81.52 feet to a 5/8 inch iron pin; thence leaving said right of way line N. 60°48' W. a distance of 357.29 feet to a 5/8 inch iron pin, said point being 273.0 feet Easterly of, and at right angles to, the West line of said Tract 15; thence S. 00°08'06" W. a distance of 249.10 feet, more or less, to a 5/8 inch iron pin on the South line of said Tract 15; thence S. 88°46' E., along said South line, a distance of 261.0 feet, more or less, to the point of beginning.