

04 FEB 27 PM 1:52

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After Recording Return to:

JOHN B. WALKER
THERESA R. WALKER

1904 Gary St.

Klamath Falls Or 97603

State of Oregon, County of Klamath
Recorded 02/27/2004 1:52 P m
Vol M04 Pg 11476
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 B. WALKER
THERESA R. WALKER

Same as Above

A-56840MS
WARRANTY DEED
(INDIVIDUAL)

ANITA MATYS, herein called Grantor, convey(s) to JOHN B. WALKER and THERESA R. WALKER, husband and wife ,
herein called Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

The Easterly 89 feet of Lot 14, Block 5, PLEASANT VIEW TRACTS, according to the official plat thereof on
file in the office of the Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Southerly 25 feet thereof. ALSO EXCEPTING THEREFROM the Easterly
5 feet thereof, conveyed for road purposes.

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 **\$67,500.00.**
(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. FRAN
SBW

Dated 2-25-04.

Anita Matys
ANITA MATYS

STATE OF OREGON, County of Klamath) ss.

On February 25, 2004 personally appeared the above named ANITA MATYS and acknowledged the foregoing instrument to be
her voluntary act and deed.

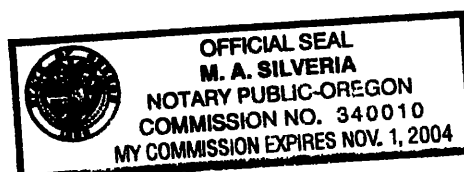
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00058540

Before me: M. A. Silveria
Notary Public for Oregon
My commission expires: 11-01-04

Official Seal



21A