

After Recording Return to:  
 DEAN W WALKER and ANDREA D WALKER  
P.O. Box 119  
Marcell, Or 97633  
 Until a change is requested all tax statements  
 Shall be sent to the following address:  
 DEAN W WALKER and ANDREA D WALKER  
 Same as above  
**A FRAGGINS**

State of Oregon, County of Klamath  
 Recorded 03/25/2004 11:21 A m  
 Vol M04 Pg 16713-14  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

**WARRANTY DEED**  
 (INDIVIDUAL)

MARY CATHERINE WALKER, herein called Grantor, convey(s) to DEAN W WALKER and ANDREA D WALKER, husband and wife, herein called Grantee, 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 \$none "for love and affection".  
 (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 March 18, 2004.

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Mary Catherine Walker  
 MARY CATHERINE WALKER

STATE OF OREGON, County of Klamath) ss.

On <sup>March</sup> ~~February~~ 23, 2004 personally appeared the above named MARY CATHERINE WALKER and acknowledged the foregoing instrument to be her voluntary act and deed.

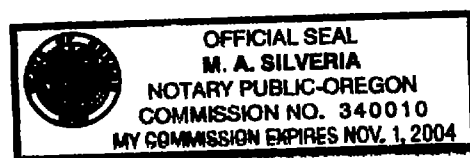
This document is filed at the request of:

**Aspen**  
 TITLE & ESCROW, INC.

525 Main Street  
 Klamath Falls, OR 97601  
 Order No.: 00058288

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

Official Seal



**Exhibit A**

**Beginning at the Northeast corner of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence running South 1938.42 feet; thence West 2415.60 feet; thence North 1938.42 feet to the North line of said Section 2; thence East along the North line of said Section 2 a distance of 2415.60 feet to the point of beginning.**

**EXCEPTING such portion of the above described land, if any, as may have been heretofore conveyed to the U.S.A. by Deed recorded in Volume 111 at Page 187, Deed Records of Klamath County, Oregon.**

**SAVE AND EXCEPT that portion deeded to Great Northern Railway August 11, 1932 in Book 97 at Page 615, Deed Records of Klamath County, Oregon.**