



After recording return to:
Lloyd J. Christensen
8249 Firehall Rd.
Grand Ronde, OR 97347

Until a change is requested all tax statements
shall be sent to the following address:

Lloyd J. Christensen
Same As Above

File No.: 7064-445491 (RJB)
Date: September 22, 2004

Vol M04 Page 70540

State of Oregon, County of Klamath
Recorded 10/15/04 3:52 p m
Vol M04 Pg 70540-42
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Don Walton, Grantor, conveys and warrants to **Lloyd J. Christensen**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 12, Block 4, Tract No. 1069, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free from liens and encumbrances, EXCEPT:

1. The **2004-2005** Taxes, a lien not yet payable.
2. 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 **\$33,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 11 day of OCTOBER, 2004.

70541

APN: 165225

Statutory Warranty Deed
- continued

File No.: 7064-445491 (RJB)
Date: 09/22/2004

Don Walton
Don Walton

Loose Certificate Attached

STATE OF Oregon)
County of _____)ss.
County of _____)

This instrument was acknowledged before me on this 11 day of OCTOBER, 2004
by **Don Walton**.

Notary Public for Oregon
My commission expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

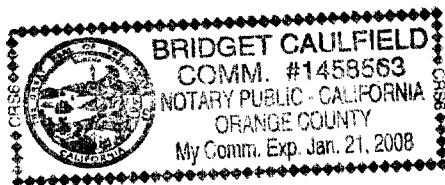
County of

ORANGE

} ss.

On October 11, 2004, before me, Bridget Caulfield,
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")personally appeared DON WATSON
Name(s) of Signer(s)

- ☐ personally known to me
☒ proved to me on the basis of satisfactory evidence



to be the person~~(s)~~ whose name~~(s)~~ is are subscribed to the within instrument and acknowledged to me that he~~/she/they~~ executed the same in his/her/their authorized capacity~~(ies)~~, and that by his/her/their signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

WITNESS my hand and official seal.

Place Notary Seal Above

Bridget Caulfield
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: STATUTORY WARRANTY DEEDDocument Date: OCT. 11, 2004 Number of Pages: 2 Attached

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☒ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here