



State of Oregon, County of Klamath
Recorded 03/02/2005 2:55 PM
Vol M05 Pg 14104
Linda Smith, County Clerk
Fee \$ 2100 # of Pgs 1

THIS SPACE RESERVE

After recording return to:

Harry A. Caldwell

8220 Washburn Way

Klamath Falls, OR 97603

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

Harry A. Caldwell

8220 Washburn Way

Klamath Falls, OR 97603

Escrow No. MT68119-TM

STATUTORY WARRANTY DEED

Jack D. Walker and Joann Walker, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Harry A. Caldwell and Debra L. Caldwell, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 9, Block 1 of BEL-AIRE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-002DA-03600-000 Key No: 521260

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$129,000.00**.

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 this 24 day of February 2005

Jack D. Walker

Joann Walker

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Feb 24, 2005 by Jack D. Walker and Joann Walker.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05



2/10 am