mTC -70101 KR

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# of Pgs

State of Oregon, County of Klamath Recorded 06/27/05 Vol M05 Pg 48455

THIS SPACE RESEI Fee \$ 2/00 # of Pgs

After recording return to: Galpin Holdings, LLC, an Oregon Limited Liability Company

744 Cardley Avenue, Suite 100

Medford, OR 97504

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

Galpin Holdings, LLC, an Oregon Limited

Liability Company

744 Cardley Avenue, Suite 100

Medford, OR 97504

Escrow No.

MT70101-KR

## STATUTORY WARRANTY DEED

Earnest E. Walker and Sadie L. Walker, as tenants by the entirety, Grantor(s) hereby convey and warrant to Galpin Holdings, LLC, an Oregon Limited Liability Company, 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:

## LEGAL DESCRIPTION

A parcel of land situate in Lot 1 of DEWITT HOME TRACTS; a duly recorded subdivision in Klamath County, Oregon being more particularly described as follows:

Beginning at the Northeast corner of Lot 1 of said DEWITT HOME TRACTS; thence South 89° 49' 00" West along the North line of said Lot 1, 229.31 feet to a 5/8 " iron pin; thence South 00° 04' 00" West parallel to the East line of said Lot 1, 145.00 feet to a 5/8 " iron pin; thence North 89° 49' 00" East parallel to the North line of said Lot 1, 229.31 feet to a 5/8" iron pin on the East line of said Lot 1; thence North 00° 04' 00" East along the East line of said Lot 1, 145.00 feet to the point of beginning.

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 \$12,000.00.

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.

Sadie L. Walker

State of Oregon County of KLAMATH

MY COMMISSION

This instrument was acknowledged before me of

OFFICIAL SEAL SA WEATHERBY

PUPLIC- OREGON SIGN NO. 373360 EXPLIES NOV 20, 20

, 2005 by Earnest E. Walker and Sadie L. Walker.

(Notary Public for Oregon)

My commission expires