

05 JUN 20 PM 3:14

MT70130 TM



Vol M05 Page 48928

State of Oregon, County of Klamath
Recorded 06/28/05 3:14 p m
THIS SPACE RE Vol M05 Pg 48928
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

After recording return to:

Matthew D. Walter

18150 Sprague River Road

Chiloquin, OR 97624

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

Matthew D. Walter

18150 Sprague River Road

Chiloquin, OR 97624

Escrow No. MT70130-TM

STATUTORY WARRANTY DEED

Jon M. Sheppard and Rita A. Sheppard, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Matthew D. Walter**, 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:

The SE1/4 of the SW1/4 of the NE1/4 of Section 17, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No: 3510-01700-01000-000

Key No: 256136

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 **\$20,000.00**.

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 27 day of June, 2005

Jon M. Sheppard

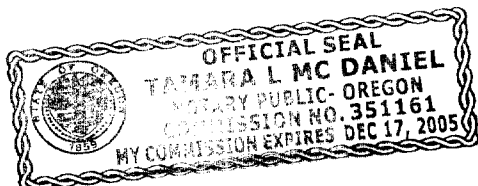
Rita A. Sheppard

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 27, 2005 by Jon M. Sheppard and Rita A. Sheppard.

(Notary Public for Oregon)

My commission expires 12/17/05



2/10 am