



After recording return to:  
Harley Eich and Sarah Eich  
4428 Barry Avenue  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Harley Eich and Sarah Eich  
Address as shown above.

File No.: 7021-691204 (MTA)  
Date: October 25, 2005

**M05-67553**

Klamath County, Oregon

10/26/2005 03:48:44 PM

Pages 2 Fee: \$26.00

### **STATUTORY WARRANTY DEED**

**MAURICE C. WALKER and JUANITA WALKER, husband and wife**, Grantor, conveys and warrants to **HARLEY D. EICH and SARAH L. EICH, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**The Northeasterly 25.5 feet of Lot 5 and the Southwesterly 43 feet of Lot 6 in Block 2, First Addition to Tonatee Homes, 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. 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 **\$154,000.00**. (Here comply with requirements of ORS 93.030), paid to an accommodator pursuant to an IRC 1031 Exchange by Grantors herein.

*Handwritten initials: JEF*


Dated this 25<sup>th</sup> day of October, 2005.

  
Maurice C. Walker

Juanita Walker  
Juanita Walker

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 25<sup>th</sup> day of October, 2005  
by **Maurice C. Walker and Juanita Walker**.

  
Notary Public for Oregon  
My commission expires: March 22, 2009

