

M05-70492

Klamath County, Oregon

12/06/2005 11:31:08 AM

Pages 2 Fee: \$26.00

After Recording Return to:

STEVE D. WALKER and SHAWNA R. WALKER

5816 Independence
Klamath Falls, Or. 97603

Until a change is requested all tax statements

Shall be sent to the following address:

STEVE D. WALKER and SHAWNA R. WALKER

Same As Above

WARRANTY DEED

(INDIVIDUAL)

KELLY J. OLIVER, herein called grantor, convey(s) to STEVE D. WALKER and SHAWNA R. WALKER, HUSBAND AND WIFE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 1, Block 5, SECOND ADDITION TO VALLEY VIEW, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 041 MAP 3909-012BB TL 02800 KEY# 560510

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$186,000.00.
(here comply with the requirements of ORS 93.930)

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 12/2/05

Kelly J. Oliver
KELLY J. OLIVER

California Riverside Co
STATE OF OREGON, County of Klamath ss.

On 12-02-05 personally appeared the above named KELLY J. OLIVER and acknowledged the foregoing instrument to be Their/his/her voluntary act and deed.

This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 00062626

Before me: _____
Notary Public for Oregon
My commission expires: _____

Official Seal

#26-A

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

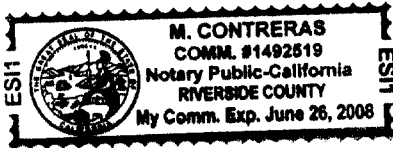
State of California

County of Riverside

On 12-02-05 before me, M. Contreras

personally appeared Kelly J. Oliver Name and Title of Officer (e.g., "Jane Doe, Notary Public")

☐ personally known to me -OR- ☒ 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.

M. Contreras
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 Document

Title or Type of Document: Warrants Seed

Document Date: 12-2-05 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

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

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of Thumb here

Signer's Name: _____

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

Signer Is Representing: _____

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OF SIGNER
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