

After Recording Return to:

MICHAEL WALTON and JENA WALTON

21171 Leebhaver Rd
Huntington Beach, CA 92646

M06-00069

Klamath County, Oregon

01/03/2006 03:25:30 PM

Pages 1 Fee: \$21.00

Until a change is requested all tax statements

Shall be sent to the following address:

MICHAEL WALTON and JENA WALTON

Same as above

WARRANTY DEED

(INDIVIDUAL)

ATE: 62711 HF

MICHAEL J. MORAN AND NANCY K. MORAN, TRUSTEES OF THE MORAN FAMILY TRUST, herein called grantor, convey(s) to **MICHAEL WALTON and JENA WALTON, HUSBAND AND WIFE**, herein called grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 19, Tract No. 1314, PINE RIDGE RANCHES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 118 MAP 3407-022DO TL 02400 KEY #883903

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 **\$130,000.00**.

(here comply with the requirements of ORS 93.930) This deed direct to the Grantee by the Grantor is being done at the direction of the Exchange company as part of a §1031 Tax Deferred Exchange by the Grantee.)

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 Dec 29, 05

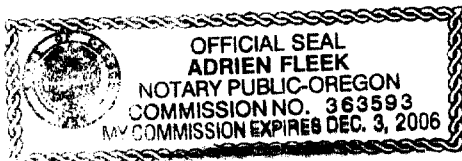
MORAN FAMILY TRUST

Michael J. Moran
MICHAEL J. MORAN, TRUSTEE/INDIVIDUAL

Nancy K. Moran
NANCY K. MORAN, TRUSTEE/INDIVIDUAL

STATE OF Oregon, County of Klamath ss.

On Dec 29, 05 personally appeared the above named **MICHAEL J. MORAN AND NANCY K. MORAN** and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:

Adrien Fleek
Notary Public for Oregon
My commission expires: 12-3-06

This Document is recorded at the request of:

Aspen Title & Escrow, Inc.

525 Main Street

Klamath Falls, OR 97601

Order No.: 00062711

62711-A