

1st 761505

WARRANTY DEED -- STATUTORY FORM

WILLIAM W. HASH, Grantor,

conveys and warrants to

MATTHEW D. WALTER and KATHLEEN G. WALTER, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

LOT 34 IN BLOCK 27 FOURTH ADDITION TO NIMROD RIVER PARK ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY OREGON

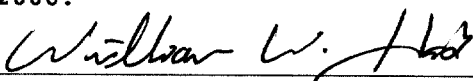
Tax Account No(s): R329424

Map/Tax Lot No(s): 3610-012A0-06200

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$15,000.00 .

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 16 day of March, 2006.
WILLIAM W. HASH

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

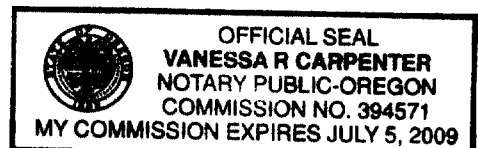
This instrument was acknowledged before me on March 16, 2006 by WILLIAM W. HASH.
(Notary Public for Oregon)My commission expires July 5 2009

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

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

MATTHEW WALTER
18150 SPRAGUE RIVER ROAD
CHILOQUIN, OR 97624

TITLE NO. 14-0008806
ESCROW NO. 14-0008806



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