



After recording return to:  
Mr. and Mrs. James D. Walker, Jr.  
11811 Pinewood Pl.  
LaPine OR 97739

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

File No.: 7061-766370 (MSR)  
Date: March 08, 2006

**M06-04916**

Klamath County, Oregon

03/20/2006 12:14:12 PM

Pages 2 Fee: \$26.00

### **STATUTORY BARGAIN AND SALE DEED**

**James D. Walker, Jr.**, Grantor, conveys to **James D. Walker, Jr. and Rosemary Walker, husband and wife**, Grantee, the following described real property:

**Lot 26 in Block 2 of Sun Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true consideration for this conveyance is **\$0.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

Dated this 14 day of 3, 2006.  
James D. Walker, Jr.

26F

APN: **R139237**

Bargain and Sale Deed  
- continued

File No.: **7061-766370 (MSR)**  
Date: **03/08/2006**

STATE OF Oregon )

)ss.

County of Deschutes )

This instrument was acknowledged before me on this 14 day of March, 2006  
by **James D. Walker, Jr.**

*Tracee Wadenstierna*

Notary Public for Oregon  
My commission expires:

1/20/07

