

MTC 74535-TM

THIS SPACE

M06-14622

Klamath County, Oregon

07/20/2006 11:40:26 AM

Pages 1 Fee: \$21.00



After recording return to:

Vicki Lu Johnson  
3265 NE 108th  
Portland, OR 97220

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

Vicki Lu Johnson  
3265 NE 108th  
Portland, OR 97220

Escrow No. MT74535-TM  
Title No. 0074535

SWD

STATUTORY WARRANTY DEED

VK

Matthew Walter\* and Kathleen Walter,\*\* as tenants by the entirety, Grantor(s) hereby convey and warrant to Vicki Lu Johnson, ~~and Patricia G. Johnson, as tenants by the entirety,~~ Grantee(s) the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lots 163 and 164 in Block 31 of 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: 3611-008B0-01500-000 Key No: 347137  
Tax Account No: 3611-008B0-01600-000 Key No: 347146

\*who acquired title as Matthew D. Walter  
\*\*who acquired title as Kathy G. Walter

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:  
2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is \$70,000.00.

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.

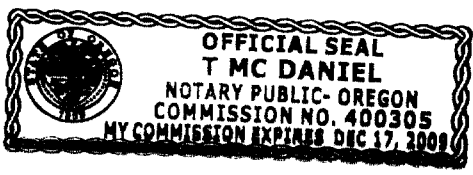
Dated this 19 day of July, 2006.

Matthew Walter  
Matthew Walter

Kathleen Walter  
Kathleen Walter

State of Oregon  
County of Klamath

This instrument was acknowledged before me on July 19, 2006 by Matthew Walter and Kathleen Walter.



Notary Signature  
(Notary Public for Oregon)

My commission expires 12/17/09

21.00