2006-017163 Klamath County, Oregon

00002150200600171630020022



After recording return to: Kathryn L. Walker 4358 Cleveland Avenue Klamath Falls, OR. 97601

Until a change is requested all tax statements shall be sent to the following address:
Kathryn L. Walker
Address as shown above.

File No.: 7021-856028 (MTA) Date: August 24, 2006 08/28/2006 09:15:02 AM

Fee: \$26.00

STATUTORY BARGAIN AND SALE DEED

THIS SPACE

KATHRYN L. WALKER, Grantor, conveys to **KATHRYN L. WALKER and PAULA JEANNE CAPPE**, **not as tenants in common**, **but with full rights of survivorship**, Grantee, the following described real property:

THE WEST ONE-HALF OF LOT 19 AND ALL OF LOT 20 IN BLOCK 7 STEWART, 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 **\$love and affection**. (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

day of

_, 20<u>(1/2)</u>

Kathryn L. Walker

Page 1 of 2

APN: **538127**

Bargain and Sale Deed - continued

File No.: 7021-856028 (MTA)

Date: 08/24/2006

STATE OF Oregon

)ss.

County of

Klamath

This instrument was acknowledged before me on this 25 day of August, 2006 by Kathryn L. Walker.

Notary Public for Oregon

Notary Public for Oregon

My commission expires: 3-22-2009

OFFICIAL SEAL

MARLENE T. ADDINGTON

NOTARY PUBLIC-OREGON
COMMISSION NO. 390460
MY COMMISSION EXPIRES MAR. 22, 2009