



THIS SPACE RES

2006-018400

Klamath County, Oregon



09/12/2006 03:20:33 PM

Fee: \$26.00

After recording return to:

George Walton

739 Aesop Drive

Spring Creek, NM 89815

Until a change is requested all

tax statements shall be sent to

The following address:

George Walton

739 Aesop Drive

Spring Creek, NM 89815

Escrow No. MT76265-KR

Title No. 0076265

SWD

MTCT107L05LW

STATUTORY WARRANTY DEED

Sprague River Series of Martin Land Development Company, LLC, a Delaware Series Limited Liability Company, Grantor(s) hereby convey and warrant to **George Walton and Debra Walton, 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 7 and 8 in Block 2 in TRACT 1029, SPRAGUE RIVER PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3408-027B0-05400-000

Key No: 209544

Tax Account No: 3408-027B0-05500-000

Key No: 209553

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 **\$52,000.00**.

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 7th day of September, 2006

Sprague River Series of Martin Land Development Company, LLC, a Delaware Series Limited Liability Company

BY:

Ronald T. Martin, Member

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SS.

COUNTY OF Stanislaus

WITNESS my hand and official seal.

Signature _____

