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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



DAVID & BEVERLY CLAWSON
2161 HOMEDALE ROAD
KLAMATH FALLS OR, 97603

Grantor's Name and Address

2006-023174

Klamath County, Oregon



00009182200600231740010011

11/20/2006 09:40:18 AM

Fee: \$21.00

SPACE RESER
FOR
RECORDER'S

After recording, return to (Name, Address, Zip):

DAVID CLAWSON 2161 Homedale
KLAMATH FALLS, OR 97603

Until requested otherwise, send all tax statements to (Name, Address, Zip):

ARNOLD B WALKER
7755 RIVERWOOD DR.
SANDY, UTAH 84093

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that DAVID B. CLAWSON & BEVERLY A. CLAWSON

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by ARNOLD B WALKER AND CONSTANCE J. GOLLER

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

The E 1/2 of The SW 1/4 of Section 17, T36S, R13E of The Willamette Meridian, KLAMATH COUNTY, OREGON. Save & Except, County Road and That Portion of The O.C. AND E RAILROAD PARK LYING ON SUBJECT LAND BUT INCLUDING A 60 FOOT R/W ALONG North Boundary of The N 1/2, of The SE 1/4, of Sec 17 T36S R13E 1/4m.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): None

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 50,000. However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument on 11/20/06; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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, 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)).

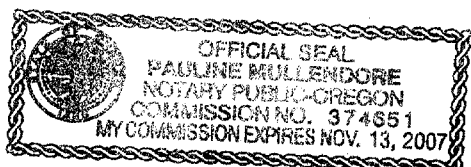
David B. Clawson
Beverly A. Clawson

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on Nov 20, 2006 by David Bruce Clawson & Beverly Ann Clawson

This instrument was acknowledged before me on

by
as
of



Pauline Mullendore
Notary Public for Oregon
My commission expires 11-13-07