2007-009489 Klamath County, Oregon



05/25/2007 11:27:34 AM

Fee: \$21.00

MTCTSSS-KR
After recording return to:
John R. Walker

P.O. Box 830 Merrill, OR 97633

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

John R. Walker

P.O. Box 830 Merrill, OR 97633

Escrow No. Title No.

MT78885-KR

0078885

SWD

## STATUTORY WARRANTY DEED

Leslie E. Northcutt and Norma V. Northcutt, as tenants by the entirety, Grantor(s) hereby convey and warrant to John R. Walker and Brenda L. Walker, 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:

Parcel 1 of Land Partition 20-02, said Land Partition being situated in the NE1/4 NW1/4 and NW1/4 NE1/4 of Section 9, Township 41 South, Range 12 East of the Willamette Meridian, and in the NE1/4 NE1/4 of Section 8, Township 41 South, Range 12 East of the Willamette Meridian Klamath County, Oregon.

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:

The true and actual consideration for this conveyance is 269,000.00.

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

\_\_ day of

Leslie E. Northcutt

Norma V. Northcutt

State of Oregon County of KLAMATH

This instrument was acknowledged before me on \_\_\_\_

2, 2007 by Leslie E. Northcutt and Norma V. Northcutt.

btary Public for Oregon

My commission expires 11/16/2007

OFFICIAL SEAL
KRISTI L REDD
NOTARY PUBLIC- ORESCH
COMMISSION NO. 373294
MY COMMISSION EXPIRES NOV 16, 2007

24-