

2007-012355

Klamath County, Oregon

RECORDING COVER SHEET

THIS COVER SHEET HAS BEEN PREPARED BY THE
PERSON PRESENTING THE ATTACHED INSTRUMENT
FOR RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.



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07/11/2007 03:27:44 PM

Fee: \$31.00

After Recording Return To:

Jeff and Gail Brewer
1624 Lukes Road
LaPine, Oregon 97739

1. Name(s) of the Transaction(s):

Warranty Deed

2. Direct Party (Grantor):

Greene, Richard D. and Sandra S.

3. Indirect Party (Grantee):

Walker, Mark J Deborah A.

4. True and Actual Consideration Paid:

\$210,000.00

5. Legal Description:

Please see attached document

Unofficial Copy

31

26991 WARRANTY DEED

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK J. WALKER and DEBORAH A. WALKER, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

PLEASE SEE ATTACHED EXHIBIT "A"

"This instrument will 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 Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed and that grantor will warrant and forever defend the said 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 conveyance of said premises is \$210,000.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 210,000.00
~~There is no other consideration or benefit of any kind or value given by or for either party to the other party in connection with the whole~~
~~part of the consideration (and none worth) of the transfer between the symbols of the applicable, should the dollar.~~
 See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 5 day of MARCH, 1992; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,)
County of Klamath) ss.
March 5 19 92

Richard D. Greene
RICHARD D. GREENE
Sandra S. Greene
SANDRA S. GREENE

Personally appeared the above named _____
RICHARD D. GREENE

SANDRA S. GREENE

_____ and acknowledged the foregoing instrument
to be ^{their} _____ voluntary act and deed.

Before me: Kinda L. Baylman
Notary Public for Oregon

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____, 19____, by _____,

... president, and by _____,

secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____ (SEAL)

STATE OF OREGON,

I certify that the within instrument was received for record on the _____

day of _____, 19____,

at _____ o'clock _____ M., and recorded

in book _____ on page _____ or as

file/reel number _____,

Record of Deeds of said county.

Witness my hand and seal of County
affixed.

By _____ Recording Officer
Deputy

~~RICHARD D. GREENE and SANDRA S. GREENE~~

~~P.O. BOX 101~~

~~CRESCENT LAKE. OR 97425~~

— Jeff & Gail Brewer, Trustees —
— of the Jeff A. Brewer Trust ALKER —
— 1624 Lukes Road —
— LaPine, OR 97739 —

Jeff & Gail Brewer, Trustees
of the Jeff A. Brewer Trust
1624 Lukes Road
LaPine, OR 97739

- After recording - return to

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

Same, No change

MOUNTAIN TITLE COMPANY

EXHIBIT A
LEGAL DESCRIPTION

A portion of the NE 1/4 NE 1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Northeast corner of said Section 1; thence South along the East line of said Section 1, a distance of approximately 471.3 feet to the true point of beginning; thence West and parallel to the North line of Section 1 to the Easterly right of way line of State Highway 58; thence Southeasterly along the East right of way line approximately 290 feet to a point; thence East parallel to the North line of Section 1, 72.34 feet, more or less, to the East line of Section 1; thence North along the East line of Section 1 to the point of beginning.