



THIS SPACE RE:

2007-017829

Klamath County, Oregon



10/15/2007 03:28:59 PM

Fee: \$26.00

MT80722-DS

After recording return to:

THOMAS A. RUCKER JR.

P. O. BOX 1395

Chiloquin, OR 97624

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

THOMAS A. RUCKER JR.

P. O. BOX 1395

Chiloquin, OR 97624

Escrow No. MT80722-DS

Title No. 0080722

SWD

STATUTORY WARRANTY DEED

MICHAEL J. WALSH AND LINDA M. WALSH, TRUSTEES OF THE MICHAEL J. WALSH & ASSOCIATES INC., DEFINED RETIREMENT TRUST, Grantor(s) hereby convey and warrant to THOMAS A. RUCKER JR. and DAWN ELAINE RUCKER, 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:

The N1/2 SE1/4 SE1/4 of Section 23, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

The S1/2 SE1/4 SE1/4 of Section 23, Township 35 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:
2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$145,000.00**.

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.

26 HMT

Dated this 3rd day of Oct, 2007.

THE MICHAEL J. WALSH & ASSOCIATES INC., DEFINED RETIREMENT TRUST

BY:

Michael J. Walsh
Michael J. Walsh, Trustee

BY:

Linda M. Walsh
Linda M. Walsh, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10-3-, 2007 by MICHAEL J. WALSH AND LINDA M. WALSH, TRUSTEES OF THE MICHAEL J. WALSH & ASSOCIATES INC., DEFINED RETIREMENT TRUST.

Debbie Sinnock
(Notary Public for Oregon)

My commission expires 9-8-09

