



THIS SPACE RE:

2008-012780

Klamath County, Oregon



00053103200800127800020027

09/12/2008 03:28:41 PM

Fee: \$26.00

After recording return to:

Thelma J. May

2629 Kane Street

Klamath Falls, OR 97603

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

Thelma J. May

2629 Kane Street

Klamath Falls, OR 97603

Escrow No. MT83322-TM

Title No. 0083322

SWD

STATUTORY WARRANTY DEED

Maurice C. Walker and Juanita Walker, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Thelma J. May**, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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:

2008-2009 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$160,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

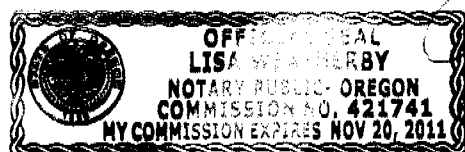
Dated this 12 day of SEPT, 08.

Maurice C Walker
Maurice C. Walker

Juanita Walker
Juanita Walker

State of Oregon
County of Klamath

This instrument was acknowledged before me on September 12 2008 by Maurice C. Walker and Juanita Walker.



Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2011



Thelma

Parcel 1 of Land Partition 2-01, being a partition of Lot 11 of BAILEY TRACTS in the SW1/4 SE1/4 of Section 2, Township 39 South, Range 9 East, Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with an easement across the Northerly 10 feet of Parcel 2 of said Land Partition 2-01, for irrigation easement to be maintained by the owners of said Parcels 1 and 2 Land Partition 2-01.