

2009-007359

Klamath County, Oregon



00066737200900073590030039

05/27/2009 01:34:16 PM

Fee: \$31.00

GRANTOR

Charlotte A. Walton
2730 Watson Street
Klamath Falls OR 97603

GRANTEE

Charlotte A. Walton
Personal Representative of the
Estate of EVERETT WILLIAM WALTON
Klamath County Circuit Court Case No: 0804780CV
2730 Watson Street
Klamath Falls OR 97603

AFTER RECORDING RETURN TO

NEAL G. BUCHANAN
435 Oak Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO

Grantee

BARGAIN AND SALE DEED - STATUTORY FORM

CHARLOTTE A. WALTON, Grantor, conveys to **CHARLOTTE A. WALTON**,
Personal Representative of the Estate of EVERETT WILLIAM WALTON, Klamath
County Circuit Court Case No: 0804780CV, Grantee, that certain real property situated
in the County of Klamath, State of Oregon, described on Exhibit A attached hereto and
incorporated herein by reference and made a part hereof as though fully set forth.

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations,
easements, restrictions and rights of way of record and those apparent on the land.

"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 434, 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 SECTION 5 TO 11, CHAPTER 424, OREGON LAWS 2007."

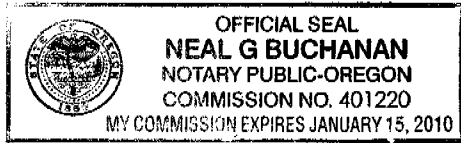
The true natural consideration paid for this transfer stated in terms of Dollars is
\$-0-. However, the actual consideration consists of or includes other property or value
given or promised which is the whole consideration, being in conformity with a
Qualified Disclaimer of Interest disclaiming certain specific assets held in joint
tenancy, tenancy by the entirety, or other assets of the Estate to which the Grantor is
entitled.

DATED this 22 day of May, 2009.


CHARLOTTE A. WALTON

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 22, 2009, by
Charlotte A. Walton.



Neal Buchanan
NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-15-10

EXHIBIT "A"

Real property located in Klamath County, Oregon, legally described as follows:

Parcel #1

The South half of the Northeast quarter, and the Southeast quarter, all in Section 11, Township 38 South, Range 11½ East of the Willamette Meridian, in Klamath County, Oregon.

Parcel #2

The South half of the Northeast quarter, and the North half of the Southeast quarter, all in Section 14, Township 38 South, Range 11½ East of the Willamette Meridian, in Klamath County, Oregon.

Parcel #3

The South half of the Southwest quarter, Section 14, Township 38 South, Range 11½ East of the Willamette Meridian, in Klamath County, Oregon.

Parcel #4

The Southwest quarter of the Southeast quarter, Section 14, Township 38 South, Range 11½ East of the Willamette Meridian, in Klamath County, Oregon.

Parcel #5

The North 544' of the Northwest quarter of the Northeast quarter, Section 23, Township 38 South, Range 11½ East of the Willamette Meridian, in Klamath County, Oregon.

Parcel #6

The North half of the Northwest quarter, Section 23, Township 38 South, Range 11½ East of the Willamette Meridian, in Klamath County, Oregon.

Parcel #7

The North Half of the Northeast Quarter, and the East Half of the Northwest Quarter, all in Section 14, Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon.