

NTC 82557-DS

THIS SPACE

2009-007430

Klamath County, Oregon



05/28/2009 03:20:56 PM

Fee: \$21.00

After recording return to:  
WESTON W. WALKER

P. O. Box 830  
Merrill, OR 97633

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

WESTON W. WALKER  
P. O. Box 830  
Merrill, OR 97633

Escrow No. MT82557-DS  
Title No. 0082557  
SWD

### STATUTORY WARRANTY DEED

**WILLIAM W. WALKER**, Grantor(s) hereby convey and warrant to **WESTON W. WALKER**, 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:

The W1/2 SW1/4 and that portion of the SE1/4 SW1/4 lying South and West of the Southerly right-of-way line of the Main Ditch of the United States Reclamation Service, all in Section 6, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion lying with the right of way of the Great Northern Railroad, the Klamath Falls Malin Highway; and also excepting therefrom the Easterly 33 feet thereof, reserved in Deed recorded April 16, 1910 in Volume 29, page 39, Deed Records of 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 **\$330,000.00**.

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 28<sup>th</sup> day of MAY, 09.

BY:   
WILLIAM W. WALKER

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 5-28, 2009 by WILLIAM W. WALKER.



  
(Notary Public for Oregon)

My commission expires 9-8-09

21amt