

NOT 85515-DS

THIS SPACE I

2009-009463

Klamath County, Oregon



00069263200900094630010019

07/10/2009 03:24:36 PM

Fee: \$21.00

After recording return to:

STEPHEN R. WALKER

26075 Red Hawk Lane

CLOVIS, CA 93619

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

STEPHEN R. WALKER

26075 Red Hawk Lane

CLOVIS, CA 93619

Escrow No. MT85515-DS

Title No. 0085515

SWD

STATUTORY WARRANTY DEED

RUTH K. SATO, TRUSTEE OF THE RUTH K. SATO REVOCABLE TRUST, DATED FEBRUARY 25, 1998, Grantor(s) hereby convey and warrant to **STEPHEN R. WALKER and MARY L. WALKER, 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:

Lots 21 and 22 in Block 22 of Tract No. 1027, MT. SCOTT MEADOW, according to the official plat thereof on file in the office of the County Clerk 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 **\$12,500.00**.

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 1st day of July, '09.

THE RUTH K. SATO REVOCABLE TRUST, DATED FEBRUARY 25, 1998

BY: Ruth K. Sato, trustee Ruth K. Sato
RUTH K. SATO, TRUSTEE

State of Hawaii
County of Maui

This instrument was acknowledged before me on 7/1/09, 2009 by RUTH K. SATO, TRUSTEE OF THE RUTH K. SATO REVOCABLE TRUST, DATED FEBRUARY 25, 1998.

KIM MACADANGDANG

MY COMMISSION EXPIRES: MARCH 30, 2011

Kim Macadangdang
(Notary Public)

Document Date 7/1/09 # Pages 1

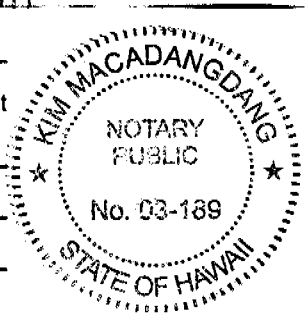
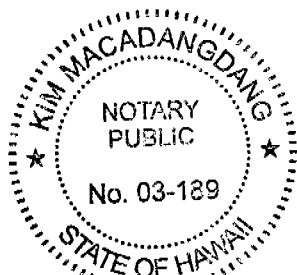
My commission expires

Notary Name: KIM MACADANGDANG Second Circuit

Doc. Description: Statutory Warranty Deed

Notary Signature

Date 7/1/09



21AMT