

UTZ 85518-KR



THIS SPACE

2009-010038

Klamath County, Oregon



00069956200900100380040049

07/23/2009 03:39:36 PM

Fee: \$36.00

After recording return to:

Steven R. Walker

PO Box 1041

Keno, OR 97627

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

Steven R. Walker

PO Box 1041

Keno, OR 97627

Escrow No. MT85518-KR

Title No. 0085518

SWD-EM

STATUTORY WARRANTY DEED

Garth Hamlow, Judy Sheriff, Howard Hamlow and Holly Dennison, as tenants in common, Grantor(s) hereby convey and warrant to **Steven R. 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:

Lot 4, Block 1, ORIGINAL PLAT KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk, 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:

2009-2010 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$130,000.00.**

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.

36amt

Dated this 21 day of July, 2009.

Garth Hamlow

Signed in counterpart
Judy Sheriff

Howard Lon Hamlow
Howard Hamlow

Signed in counterpart
Holly Dennison

STATE OF Oregon

COUNTY OF Lane ss.

On July 21, 2009 before me, Angela M Sewell personally appeared Garth Hamlow & Howard Hamlow personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that executed the same in authorized capacity(ies), and that by signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Angela M Sewell



Dated this 21 day of July, 2009

Signed in counterpart
Garth Hamlow

Signed in counterpart
Judy Sheriff

Signed in counterpart
Howard Hamlow

Holly Dennison
Holly Dennison

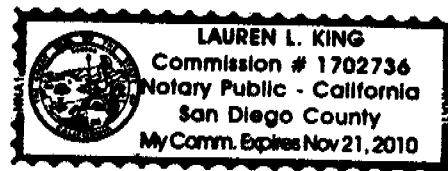
STATE OF CALIFORNIA

COUNTY OF SAN DIEGO^{SS.}

On July 21, 2009 before me, LAUREN L. KING personally appeared
HOLLY DENNISON personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that
executed the same in authorized capacity(ies), and that by signature(s) on the instrument the person(s) or the entity upon
behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Lauren L. King



Dated this 21 day of July, 2009

Signed in counterpart
Garth Hamlow

Judy Sheriff
Judy Sheriff

Signed in counterpart
Howard Hamlow

Signed in counterpart
Holly Dennison

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO ^{SS.}

On July 21, 2009 before me, LAUREN L. KING personally appeared
JUDY SHERIFF personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that
executed the same in authorized capacity(ies), and that by signature(s) on the instrument the person(s) or the entity upon
behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]

