

2009-010408

Klamath County, Oregon



07/31/2009 03:24:08 PM

Fee: \$21.00

Returned to Counter

RETURN TO: Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601	MAIL TAX STATEMENTS: Walker Family Trust c/o J Layton Walker & Denise Walker, Trustees 2840 Arant Place Klamath Falls, OR 97603
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-BARGAIN AND SALE DEED-

J Layton Walker II and Denise G. Walker, as tenants by the entirety, Grantor, conveys to J Layton Walker II and Denise G. Walker, Trustees of the Walker Family Trust Dated June 22, 2009 Revocable Living Trust, Grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lying and being located in the unincorporated area, County of Klamath, State of Oregon; all that certain parcel or tract of land known as:

Lot 23, Block 3, Shield Crest, Tract 1172, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this transfer is an estate plan.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

DATED this 27 day of July 2009.

J Layton Walker II
J Layton Walker, II

Denise G Walker
Denise G. Walker

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared before me this 27 day of July, 2009 the above-named J Layton Walker, II and Denise G. Walker and acknowledged the foregoing instrument to be their voluntary act.

Karen A Baker
Notary Public for Oregon
My Commission expires: 09-20-2013

