

WTC 86159-LW

2009-013047

Klamath County, Oregon

THIS SPACE RESE



00073583200900130470010019

10/05/2009 03:25:25 PM

Fee: \$37.00

After recording return to:

LEWIS A. DRIVER

P.O. BOX 1244

CHILOQUIN, OR 97624

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

LEWIS A. DRIVER

P.O. BOX 1244

CHILOQUIN, OR 97624

Escrow No. MT86159-LW

Title No. 0086159

SWD

### STATUTORY WARRANTY DEED

ROSALIE WALKER FORMERLY KNOWN AS ROSALIE WEBB, Grantor(s) hereby convey and warrant to LEWIS A. DRIVER, 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 23, 24 and 25, Block 13, WEST CHILOQUIN, 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:

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

The true and actual consideration for this conveyance is \$40,000.00.

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 25<sup>th</sup> day of September, 2009

  
ROSALIE WALKER

State of Oregon

County of Curry

This instrument was acknowledged before me on 9-25, 2009 by ROSALIE WALKER.

  
(Notary Public for Oregon)

My commission expires 5-10-2013



37Am