



10/08/2010 03:42:02 PM

Fee: \$42.00



After recording return to:
Don H. Hullman and LuAnn Hullman
30215 NE 20th Ave.
Pratt, KS 67124

Until a change is requested all tax statements
shall be sent to the following address:
Don H. Hullman and Lu Ann Hullman
30215 NE 20th Ave.
Pratt, KS 67124

File No.: 7161-1546061 (lb)
Date: October 07, 2010

THIS SPACE

1st 1546061

STATUTORY WARRANTY DEED

Bill Walton and Brenda Walton, trustees, or their successors in trust, under the Walton Family Trust dated March 11, 2005, and any amendments thereto, Grantor, conveys and warrants to Don H. Hullman and Lu Ann Hullman, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 1 IN BLOCK 3 OF TRACT NO. 1051, LAKEWOODS SUBDIVISION UNIT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$325,000.00**. (Here comply with requirements of ORS 93.030)

APN: R71665

Statutory Warranty Deed
- continued

File No.: 7161-1546061 (lb)
Date: 10/07/2010

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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 7th day of October, 2010.

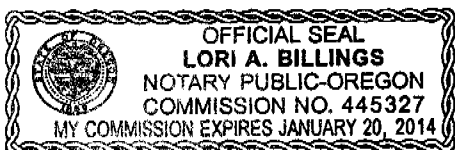
Walton Family Trust dated March 11, 2005

Bill Walton
Bill Walton, Trustee

Brenda Walton
Brenda Walton, Trustee

STATE OF Oregon)
County of Jackson)ss.
)

This instrument was acknowledged before me on this 7th day of October, 2010
by Bill Walton and Brenda Walton as Trustees of Walton Family Trust dated March 11, 2005, on behalf of
the Trust.



[Signature]
Notary Public for Oregon
My commission expires: 1/20/14