

WTC 89991-DS

THIS SPACE F

2011-003749

Klamath County, Oregon



00099166201100037490020025

03/18/2011 11:49:26 AM

Fee: \$42.00

After recording return to:

WILLIAM W. WALKER

P. O. BOX 830

MERRILL, OR 97633

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

WILLIAM W. WALKER

P. O. BOX 830

MERRILL, OR 97633

Escrow No. MT89991-DS

Title No. 0089991

SWD r.031511

**STATUTORY WARRANTY DEED**

**DENIS P. HICKEY JR. and LANI R. HICKEY, as tenants in common,**

Grantor(s), hereby convey and warrant to

**WILLIAM W. WALKER and JAN M. 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:

Parcel 3 of Land Partition 10-10, situated in the W1/2 NE1/4, the N1/2 SE1/4, the NE1/4 SW1/4 and the E1/2 NW1/4 of Section 31, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. Being recorded in Volume 2010-012720, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$216,000.00**.

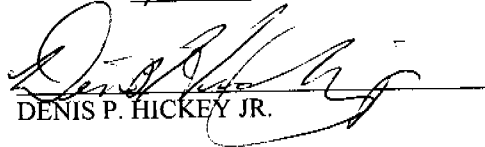
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

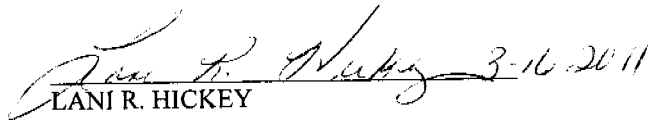
Grantor(s) Initials: *[Handwritten initials]*

*42 amt*

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

Dated this 16<sup>th</sup> day of MARCH 2011.

  
DENIS P. HICKEY JR.

 3-16-2011  
LANI R. HICKEY

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 3-16-, 2011 by DENIS P. HICKEY JR. and LANI R. HICKEY.

  
(Notary Public for Oregon)

My commission expires 9-8-13

