

WT 90293-DS

THIS SPACE

2011-005951

Klamath County, Oregon



00101782201100059510020023

05/12/2011 11:26:40 AM

Fee: \$42.00

After recording return to:

WESTON W. WALKER

P. O. Box 830

Merrill, OR 97633

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

WESTON W. WALKER

P. O. Box 830

Merrill, OR 97633

Escrow No. MT90293-DS

Title No. 0090293

SWD1 r.041111

### STATUTORY WARRANTY DEED

**JOHN L. SOWELL and JUNE SOWELL, with the rights of survivorship,**

Grantor(s), hereby convey and warrant to

**WESTON W. 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:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION**

The true and actual consideration for this conveyance is **\$50,000.00**.

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:

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 10th day of MAY, 2011.

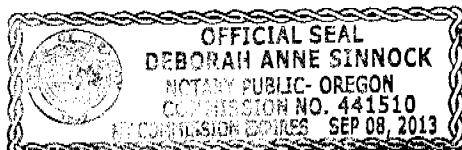
JOHN L. SOWELL

JUNE SOWELL

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 5-10-, 2011 by JOHN L. SOWELL and JUNE SOWELL.

(Notary Public for Oregon)



My commission expires 9-8-13

429m

## EXHIBIT "A"

The SE1/4 of the SE1/4 lying south of the Railroad right of way and north of the Klamath Falls – Malin State Highway 39 right of way in Section 1, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being further described as follows:

That portion lying east of the following line. Beginning at the intersection point of the U.S. B. R. No. 14 Drain center line with the northern right of way line of Klamath Falls – Malin State Highway 39, from which the corner common to Sections 1, 6, 7 and 12 bears South 30 feet and easterly 1286.51 feet more or less; Thence northerly on said drain center line and it's extension north, 982.99 feet more or less to the southern right of way of the Union Pacific (Burlington Northern) Railroad.

This description is pursuant to Klamath County Lot line adjustment #4-11.