

WTC 90271-DS

THIS SPACE

2011-007114

Klamath County, Oregon



06/10/2011 01:41:12 PM

Fee: \$37.00

After recording return to:

JEFFREY B. WALKER

1016 1st St.

Coronado, CA 92118

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

JEFFREY B. WALKER

1016 1st St.

Coronado, CA 92118

Escrow No. MT90271-DS

Title No. 0090271

SWD1 r.041111

STATUTORY WARRANTY DEED

VINCENT CARBONE and CHERYL B. CARBONE, as tenants in common,

Grantor(s), hereby convey and warrant to

JEFFREY B. WALKER and LINDA K. 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:

Lot 16 and the Southeasterly 1/2 of Lot 17 of LOMA LINDA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$285,000.00**.

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 6th day of June, 2011.

VINCENT CARBONE

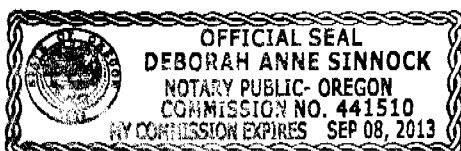
CHERYL B. CARBONE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 6-6, 2011 by VINCENT CARBONE and CHERYL B. CARBONE.

(Notary Public for Oregon)

My commission expires 4-8-13



374mcf