

MTC 95533

Until a change is requested, all tax
statements shall be sent to:
Nelson and Katherina Paulus
30029 Mallard Lane
Klamath Falls, OR 97601

2012-012720

Klamath County, Oregon

11/15/2012 10:48:49 AM

Fee: \$47.00

After recording return to:

Amerititle

~~1405 NW Garden Valley Blvd~~ *P.O. BOX 236
~~Roseburg, OR 97470~~ GOLDHILL OR 97525

STATUTORY WARRANTY DEED

George W. Walker and Lois I. Walker, as tenants by the entirety, Grantors, convey and warrant to Nelson D. Paulus and Katherina M. Paulus, as tenants by the entirety, Grantees, the described real property attached as Exhibit A, free of encumbrances except as specifically set forth in attached Exhibit A.

The true consideration for this conveyance is \$80,276.00.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 17, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: 11-13, 2012


George W. Walker


Lois I. Walker

STATUTORY WARRANTY DEED - Page 1


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STATE OF OREGON)
)ss.
County of Douglas)

This instrument was acknowledged before me this 13 day of
November, 2012, by George W. Walker and Lois I. Walker.


Notary Public for Oregon
My Commission Expires: 12/19/2014

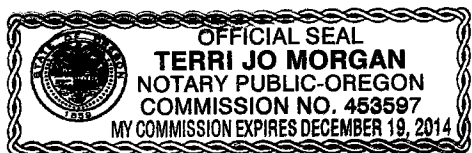


EXHIBIT "A"

Lots 83, 84 and 85 of SECOND ADDITION TO SPORTSMAN PARK,
according to the official plat thereof on file in the office of the County Clerk
of Klamath County, Oregon.