



THIS SPACE RESERVED FOR RECORDER'S USE

2013-001367

Klamath County, Oregon

02/06/2013 03:08:57 PM

Fee: \$47.00

After recording return to:

Matthew L. Walker

4218 Meadows Drive

Klamath Falls, OR 97603

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

Matthew L. Walker

4218 Meadows Drive

Klamath Falls, OR 97603

Escrow No. MT95690-SH

Title No. 0095690

SWD r.020212

### STATUTORY WARRANTY DEED

**Jane F. Reeder,**

Grantor(s), hereby convey and warrant to

**Matthew L. Walker and Kathleen D. Walker-Henderson, with the rights of survivorship,**

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 WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

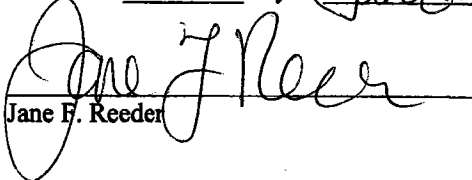
The true and actual consideration for this conveyance is **\$30,000.00**.

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:

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

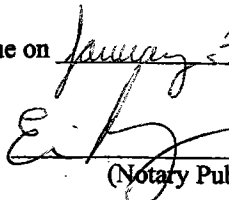
Dated this 31 day of January, 2013

  
Jane F. Reeder

State of Oregon  
County of ~~KLAMATH~~ Jackson

This instrument was acknowledged before me on January 31, 2013 by Jane F. Reeder.



  
(Notary Public for Oregon)

My commission expires 10-30-2014

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

That portion of Lot 6, Block 58 in SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, bounded and described as follows:

Beginning at the Southeast corner of Lot 5, Block 58 in SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon; thence East along the dividing line of Lots 5 and 6 a distance of 130 feet to the boundary of Michigan Avenue; thence South along the boundary of Michigan Avenue to a point 34 feet; thence Easterly 130 feet to East Main Street; thence North along the Eastern boundary of Lot 6 to the place of beginning.