

2013-004393

Klamath County, Oregon



00134785201300043930030032

04/25/2013 09:15:26 AM

Fee: \$47.00

GRANTOR:

Mark B. Walther, Affiant under
Affidavit of Claiming Successor
for the Estate of Marjorie Ann Walther
4555 Thornton Ave., #95
Fremont, CA 94536

GRANTEES:

Michael J. Walther
Lynn A. Walther
Mark B. Walther

AFTER RECORDING RETURN TO:

Henzel Law Offices
0224 S.W. Hamilton St., Ste. 300
Portland, OR 97239

**UNTIL A CHANGE IS REQUESTED,
ALL TAX STATEMENTS SHALL BE
SENT TO THE FOLLOWING ADDRESS:**
4555 Thornton Ave., #95
Fremont, CA 94536

BARGAIN AND SALE DEED – STATUTORY FORM

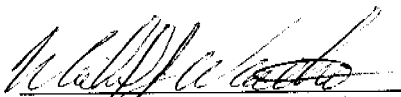
Mark B. Walther, Affiant under an Affidavit of Claiming Successor for the Estate of Marjorie Ann Walther (Klamath County Circuit Court Case No. 11300891CV), together with Michael J. Walther and Lynn A. Walther, the heirs of Marjorie Ann Walther, (the "Grantor"), convey to Michael J. Walther, Lynn A. Walther and Mark B. Walther, (the "Grantees"), each an undivided one-third interest as tenants in common, in the real property commonly known as 5418 Shasta Way Street, Klamath Falls, free of encumbrances except for matters of public record, situated in Klamath County, Oregon, and more particularly described on Exhibit "A" attached hereto and made a part hereof.

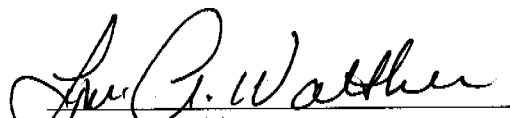
Tax Assessor's Parcel #R874450; Map Tax Lot #R-3909-002AA-05701-000.


The true consideration for this conveyance is \$0.

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

DATED: 4/17, 2013.

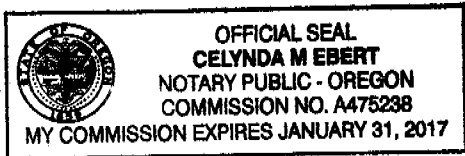

Michael J. Walther,
Heir of Marjorie Ann Walther

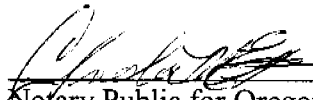

Lynn A. Walther,
Heir of Marjorie Ann Walther


Mark B. Walther, Heir and Affiant
under Affidavit of Claiming Successor
Estate of Marjorie Ann Walther

STATE OF OREGON)
) ss.
County of Klamath)

Acknowledged before me on 3/26, 2013, by Michael J. Walther, individually.

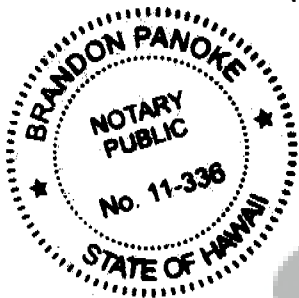





Notary Public for Oregon
My Commission Expires: 1/31/2017

STATE OF HAWAII)
) ss.
County of Honolulu)

Acknowledged before me on 4/8/13, 2013, by Lynn A. Walther, individually.

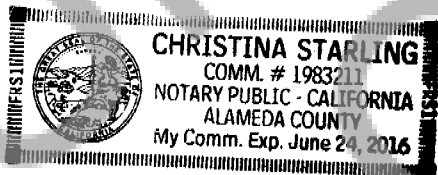





Notary Public for Hawaii
My Commission Expires: 11/13/2015

STATE OF CALIFORNIA)
) ss.
County of Alameda)

Acknowledged before me on 4/17/2013, 2013, by Mark B. Walther, Heir and Affiant under Affidavit of Claiming Successor for the Estate of Marjorie Ann Walther.





Notary Public for California
My Commission Expires: 6-24-16

EXHIBIT "A"

Legal description for real property commonly known as 5418 Shasta Way Street, Klamath Falls, Klamath County, Oregon, and more particularly described as follows:

All that portion of Tracts No. 1 and 2 of VICORY ACRES, more particularly described as follows:

Beginning at the Northwest corner of said Tract No. 1; thence East along the North line of said Tracts No. 1 and 2 to a point 43 feet East of the Northwest corner of said Tract No. 2; thence South parallel to the West line of said Tract No. 2, 84 feet to the centerline of the Enterprise Irrigation Ditch as now constructed; thence Northwesterly along the centerline of said irrigation ditch to the Westerly line of said Tract No. 1; thence North along the Westerly line of said Tract No. 1 approximately 34 feet, more or less, to the point of beginning.

SAVING and EXCEPTING THEREFROM the West 8.8 feet of the above portion of said Tract No. 1 used for road purposes.

Tax Assessor's Parcel #R874450; Map Tax Lot #R-3909-002AA-05701-000.

Unofficial
Copy