

2013-004394

Klamath County, Oregon



00134786201300043940020022

04/25/2013 09:15:44 AM

Fee: \$42.00

GRANTOR:

Michael J. Walther
5518 Wocus Rd.
Klamath Falls, OR 97601

GRANTEES:

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

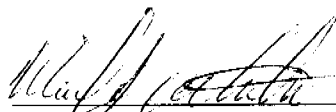
Michael J. Walther, (the "Grantor"), conveys all of Grantor's interest to Lynn A. Walther and Mark B. Walther, as equal tenants in common, (the "Grantees"), in the real property commonly known as 5418 Shasta Way Street, Klamath Falls, free of encumbrances except for matters of public record, situated 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.

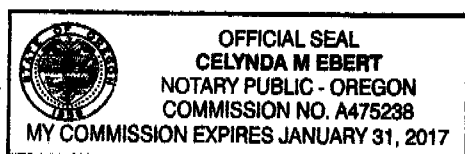
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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: 3/26, 2013.


Michael J. Walther, Grantor

STATE OF OREGON)
) ss.
County of Klamath)

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



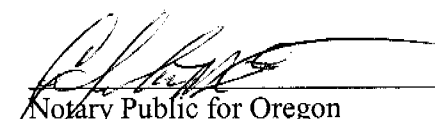

Notary Public for Oregon
My Commission Expires: 1/31/2017

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.