



995294

**2013-013684****Klamath County, Oregon**

12/13/2013 09:51:55 AM

Fee: \$42.00

After recording return to:

Weston W. Walker

P. O. Box 830

Merrill, OR 97633

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

Weston W. Walker

P. O. Box 830

Merrill, OR 97633

Escrow No. MT99529-CT

Title No. 0099529

SWD r.020212

**STATUTORY WARRANTY DEED**

**Larry R. Halousek and Ty J. Halousek, doing business as Halousek Brothers, a Partnership;  
 Larry R. Halousek and Ty J. Halousek, Co Partners doing Business as Halousek Brothers; and  
 Larry Halousek and Ty Halousek, doing Business as Halousek Brothers**

Grantor(s), hereby convey and warrant to

**Weston W. Walker,**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:**PARCEL 1:**

The SE1/4 SE1/4 of Section 5, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, LYING Southerly of and from the Southern boundary line of the right of way, on the lowline ditch of Shasta View Irrigation District, known as Canal A being the first canal North of the Adams of "D" Canal of the Klamath Irrigation District.

**PARCEL 2:**

The SW1/4 SW1/4 of Section 4, Township 41 South, Range 12 East of the Willamette Meridian; and that portion of the SE1/4 SE1/4 of Section 5, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying North and above the Shasta View lowline.

**PARCEL 3:**

The NE1/4 SW1/4 and the NW1/4 SW1/4 Section 4, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$750,000.00**.

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, 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 11 day of Dec, 2013.

Halousek Brothers

BY: Larry R. Halousek  
Larry R. Halousek, Co Partner

BY: Ty J. Halousek  
Ty J. Halousek, Co Partner

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 12-11, 2013 by Larry R. Halousek and Ty J. Halousek, Co Partners doing Business as Halousek Brothers.

Deborah Anne Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-17

