

1st 2200272 - LW



After recording return to:
Weston W. Walker and Katie D.
Walker
32630 Hwy 50
Malin, OR 97632

Until a change is requested all tax
statements shall be sent to the
following address:
Weston W. Walker and Katie D. Walker
32630 Hwy 50
Malin, OR 97632

File No.: 7021-2200272 (ALF)
Date: January 17, 2014

THIS SPACE RESERVED FOR RECORD

2014-001759

Klamath County, Oregon

02/28/2014 03:52:49 PM

Fee: \$52.00

STATUTORY WARRANTY DEED

Ted A Duarte and Margaret M Duarte as tenants by the entirety, Grantor, conveys and warrants to **Weston W. Walker and Katie D. Walker, Husband and Wife, as Tenants By the Entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1:

Government Lot 1 in Section 22, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, and the North 20 feet of the East 20 feet of Government Lot 2 in Section 22, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, and the East 20 feet of Government Lots 3 and 4 of Section 15, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2:

A parcel of land situate in the E 1/2 NE 1/4 of Section 22, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is the intersection of the Northerly line of Government Lot 3 with the Easterly line of Section 22, Township 41 South, Range 12 East of the Willamette Meridian; thence due West 1299 feet more or less to the Westerly line of the SE 1/4 NE 1/4 of said Section 22; thence Northerly along said line and the extension thereof to the Northwest corner of Government Lot 3; thence Southeasterly along the Northerly line thereof to the point of beginning.

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F. 57.00 Consideration \$ 470,000.00

APN: **R111630**

Statutory Warranty Deed
- continued

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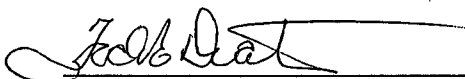
Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$470,000.00**. (Here comply with requirements of ORS 93.030)

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.

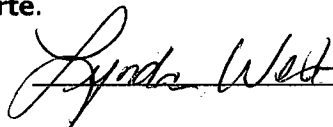
Dated this 26 day of February, 2014.


Ted A Duarte


Margaret M Duarte

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 26 day of February, 2014
by **Ted A Duarte and Margaret M Duarte.**



Notary Public for Oregon
My commission expires: 2-10-17

