

UNLESS A CHANGE IS REQUESTED,  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING ADDRESS:

Sherrilee Walker, Trustee  
9890 Bliss Road  
Bonanza, OR 97623

2014-003507

Klamath County, Oregon



00151369201400035070020028

04/17/2014 08:31:32 AM

Fee: \$47.00

**AFTER RECORDING, RETURN TO:**

Foster Denman, LLP  
Post Office Box 1667  
Medford, OR 97501

**WARRANTY DEED**

SHERRILEE WALKER, Grantor, conveys and warrants to SHERRILEE WALKER, TRUSTEE OF THE SHERRILEE WALKER TRUST dated March 21, 2014, Grantee, the real property located in Klamath County, Oregon, more particularly described on Exhibit "A" attached hereto and made a part hereof.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right or indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

The true consideration for this conveyance is other value given.

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

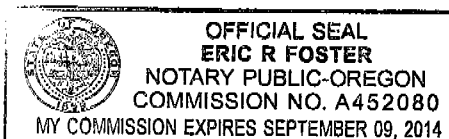
DATED this 21 day of March, 2014

Sherrilee Walker  
SHERRILEE WALKER

STATE OF OREGON                    )  
  ) ss.  
County of Jackson                )

On this 21 day of March, 2014, personally appeared the above-named SHERRILEE WALKER, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:



Eric R Foster  
Notary Public for Oregon

**EXHIBIT "A"**

**PARCEL #1**

Real property commonly known as 5165 Briana Drive, Klamath Falls, Oregon, more particularly described as follows:

Lot 64, Tract 1445, REGENCY ESTATES – PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL #2**

Real property commonly known as 5127 Briana Drive, Klamath Falls, Oregon, more particularly described as follows:

Lot 67, Tract 1445, REGENCY ESTATES – PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL #3**

Real property commonly known as 5113 Briana Drive, Klamath Falls, Oregon, more particularly described as follows:

Lot 68, Tract 1445, REGENCY ESTATES – PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL #4**

Real property commonly known as 5140 Anderson Avenue, Klamath Falls, Oregon, more particularly described as follows:

Lot 76, Tract 1445, REGENCY ESTATES – PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL #5**

Real property commonly known as 5126 Anderson Avenue, Klamath Falls, Oregon, more particularly described as follows:

Lot 75, Tract 1445, REGENCY ESTATES – PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**PARCEL #6**

Real property commonly known as 5114 Anderson Avenue, Klamath Falls, Oregon, more particularly described as follows:

Lot 74, Tract 1445, REGENCY ESTATES – PHASE 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.