



2014-004529
Klamath County, Oregon
05/06/2014 08:50:27 AM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Yong C Kennedy
5600 American Ave
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Yong C Kennedy
5600 American Ave
Klamath Falls, OR 97603

File No.: 7021-2243182 (ALF)
Date: April 23, 2014

STATUTORY WARRANTY DEED

Lynn A Walther and Mark B. Walther as equal tenants in common, Grantor, conveys and warrants to **Yong C Kennedy**, 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:

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.

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 **\$63,000.00**. (Here comply with requirements of ORS 93.030)

1st 52.00

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.

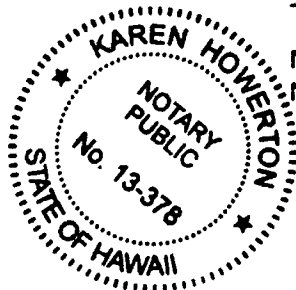
Dated this 2ND day of May, 20 14.

Lynn A. Walther
Lynn A. Walther

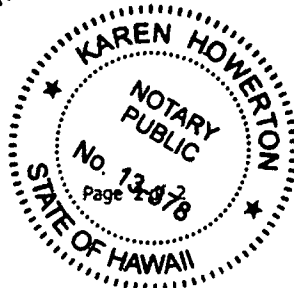
Mark B. Walther

STATE OF Hawaii)
City of Honolulu) ss.
County of Honolulu)

This instrument was acknowledged before me on this 2nd day of MAY, 20 14
by LYNN A. Walther.



Karen Howerton
Notary Public for State of Hawaii
My commission expires: 11/03/2017



Document Date: 5/2/14 # Pages: 2

Notary Name: Karen Howerton First Circuit

Doc. Description: Statutory

Warranty Deed

Karen Howerton
Notary Signature

5/2/14
Date

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Dated this 1 day of May, 2014.

Lynn A. Walther

Mark B. Walther
Mark B. Walther

STATE OF California)
County of Alameda) ss.

This instrument was acknowledged before me on this 01st day of May, 2014
by Mark B. Walther.

Stephen Parkinson
Notary Public for Alameda County CA
My commission expires: 12-02-17.

