

2017-005379

Klamath County, Oregon

05/16/2017 02:22:00 PM

Fee: \$47.00

PREPARED BY:
Jessica Molligan, Esq.
P.O. Box 16893
Portland, OR 97292
OR Bar ID: 001823

**UNTIL A CHANGE IS REQUESTED,
MAIL TAX STATEMENTS TO:**
Steve D. Walker
5816 Independence Avenue
Klamath Falls, OR 97603

RETURN TO:
Title Source, Inc.
662 Woodward Avenue
Detroit, MI 48226

ORDER NUMBER:
63008075-4038881

STATUTORY BARGAIN AND SALE DEED

STEVE D. WALKER, an unmarried man and **SHAWNA R. WALKER**, an unmarried woman, whose addresses are 5816 Independence Avenue, Klamath Falls, OR 97603 and 5542 North Hills Drive, Klamath Falls, OR 97603 respectively, Grantors, conveys to **STEVE D. WALKER**, an unmarried man, Grantee, all right, title and interest in and to the following described real property:

Lot 1, Block 5, Second Addition to Valley View, according to the Official Plat thereof on file in the Office of the Clerk of Klamath County, Oregon.

Being all of that certain property conveyed to STEVE D. WALKER and SHAWNA R. WALKER, husband and wife from KELLY J. OLIVER, by deed dated December 2, 2005, and recorded December 6, 2005, as Instrument Number M05-70492 of the Official Records of Klamath County, Oregon.

Commonly known as: 5816 Independence Avenue, Klamath Falls, OR 97603

CODE 041 MAP 3909-012BB TL 02800 KEY# 560510

Transfer pursuant to Judgment of Divorce dated February 27, 2015, in The Circuit Court of the State of Oregon for the County of Klamath, Case No. 14-02031CV.

The true and actual consideration for this conveyance is: Zero Dollars (\$0.00).

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.

Attached to and becoming a part of Deed between STEVE D. WALKER, an unmarried man and SHAWNA R. WALKER, an unmarried woman, as Grantors, and STEVE D. WALKER, an unmarried man, as Grantee.

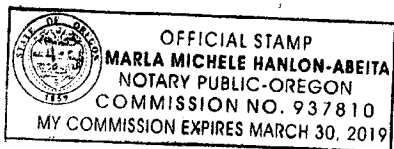
Dated this 9 of MAY, 20 17.

GRANTOR (1 of 2)

Steve D Walker
STEVE D. WALKER

STATE OF Oregon)
County of Klamath) ss.

Personally appeared the above-named STEVE D. WALKER, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed, this 9 day of MAY, 20 17. Before me:



Marla M
Notary Public - State of Oregon
MARLA MICHELE HANLON-ABEITA