



**2021-008147**  
Klamath County, Oregon  
05/21/2021 11:51:01 AM  
Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Michael C Loeb  
136755 Salmon Dr  
Crescent, OR 97733

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

Michael C Loeb  
136755 Salmon Dr  
Crescent, OR 97733  
File No. 457303AM

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### STATUTORY WARRANTY DEED

**Christopher J. Walker and James R. Walker,  
not as Tenants in Common but with right of survivorship,**

Grantor(s), hereby convey and warrant to

**Michael C Loeb,**

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:

**Lot 1 and 2 in Block 3 of TRACT 1024, RIVER WEST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.  
TOGETHER WITH that portion of vacated North Airport Drive, described in County Commissioners order vacating North Airport Drive recorded May 22, 1987 in deed volume M87, page 9207 and re-recorded July 1, 1987 in deed volume M87, page 11558, deed records of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2408-025D0-03100  
2408-025D0-03000

The true and actual consideration for this conveyance is \$364,000.00.

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 21<sup>st</sup> day of April, 2021.

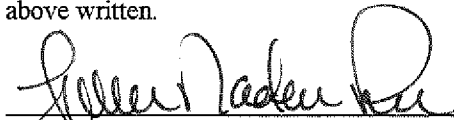


Christopher J Walker

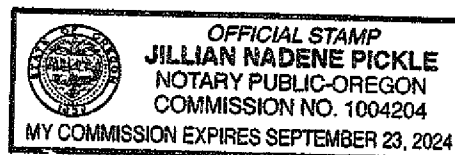
State of Oregon } ss  
County of Deschutes }

On this 21st day of April, 2021, before me, Jillian Nadene Pickle a Notary Public in and for said state, personally appeared Christopher J. Walker, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Oregon  
Residing at: La Pine Oregon  
Commission Expires: Sept 23 24



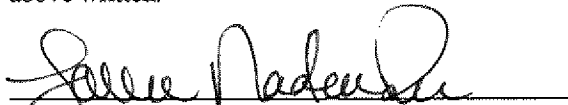
Dated this 21<sup>st</sup> day of April, 2021.



James R. Walker by Christopher J. Walker, his lawful attorney in fact.

State of Oregon } ss  
County of Deschutes }

On this 21st day of April, 2021, before me, Jillian Nadene Pickle a Notary Public in and for said state, personally appeared James R. Walker by Christopher J. Walker, his lawful attorney in fact., known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



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