



00289340202100157270020021

10/19/2021 10:13:01 AM

Fee: \$87.00

After recording, mail to:

Melvin D. Ferguson
Attorney at Law
514 Walnut Avenue
Klamath Falls, OR 97601

Send tax statements to:

John R. Walker, Trustee of the
J & B Walker Trust
PO Box 9
Merrill, Oregon 97633

WARRANTY DEED

John R. Walker, Trustee of the Brenda L. Walker Credit Shelter Trust, Grantor,
conveys and warrants to **John R. Walker, Trustee of the J & B Walker Trust dated January**
12, 2002, Grantee, and any amendments thereto the following described real property free of
encumbrances except as specifically set forth herein:

Lot 38, TRACT 1472, RIDGEWATER SUBDIVISION, PHASE 1,
according to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.

More commonly known as **832 Abbott Mountain Way, Klamath Falls, Oregon**

The true and actual consideration for this conveyance is **\$535,000.**

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.

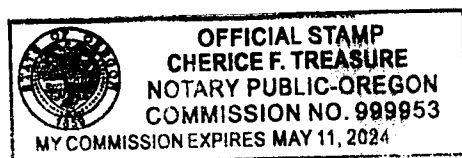
Dated this 1 day of October, 2021.

Brenda L. Walker Credit Shelter Trust

By: John R. Walker
John R. Walker, Trustee

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named John R. Walker, Trustee of the Brenda L. Walker Credit Shelter Trust acknowledge the foregoing instrument to be his voluntary act. Before me this 1 day of October, 2021.



Cherice F. Treasure
Notary Public for Oregon
My commission expires: 5-11-2024