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

2021-018723

Klamath County, Oregon



00292647202100187230020021

12/17/2021 02:24:10 PM

Fee: \$87.00

Send tax statements to:
Carmon Rainbolt
P.O. Box 37
Bonanza, Oregon 97623

WARRANTY DEED

Carmon Rainbolt, Successor Trustee of the Lance B. Walker Trust, under agreement dated June 21, 2018, Grantor, conveys and warrants to **Forest W. Walker and Jennifer Walker, each as to an undivided 50% interest**, Grantee, and any amendments thereto the following described real property free of encumbrances except as specifically set forth herein:

Lots 4 and 5 in Block 120, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Account No.: 465730 Map: 3811-011A0-02400
Account No.: 465749 Map: 3811-011A0-02300

Includes a 1973 Hillcrest manufactured home. Serial Number 0291134H

More commonly known as **34012 Raccoon Lane, Bonanza, Oregon 97623.**

RESERVING a life estate interest to Carmon Rainbolt. This life estate interest granted to Carman Rainbolt is contingent upon Carman Rainbolt paying the real property taxes and casualty insurance for the five (5) year period following the death of Lance B. Walker from trust assets, paying any additional real property taxes in the five (5) years following Lance B. Walker's death not covered by the trust's contribution and paying real property taxes and reasonable casualty insurance thereafter as a personal obligation. This life estate interest is also subject to Carmon Rainbolt keeping the described property in a state of good repair and not committing waste to the property. The life estate interest shall expire upon Carmon Rainbolt's death or upon Carmon Rainbolt vacating the real property located at 34012 Raccoon Lane, Bonanza, Oregon 97623.

There is no consideration for this conveyance. The conveyance is distributing assets of the Lance B. Walker Trust.

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.

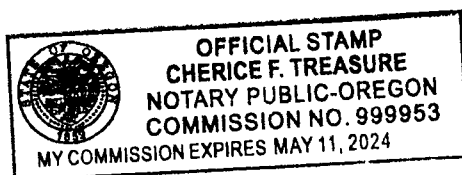
Dated this 21 day of September, 2021.

Lance B. Walker Trust

By: *Carmon Rainbolt*
Carmon Rainbolt, Successor Trustee

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Carmon Rainbolt, Successor Trustee of the Lance B. Walker Trust acknowledges the foregoing instrument to be his voluntary act. Before me this 21 day of September, 2021.



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