

Returned at Counter
Neal Buchanan

GRANTOR NAME AND ADDRESS

Larry J. Walker
27174 Rowell Hill Road
Sweet Home, OR 97386

GRANTEE NAME AND ADDRESS

Marvin Dean Walker
PO Box 190
Beatty, OR 97621

AFTER RECORDING RETURN TO

Marvin Dean Walker
PO Box 190
Beatty, OR 97621

**UNTIL A CHANGE IS REQUESTED, SEND
TAX STATEMENTS TO**

Grantee

2023-004664

Klamath County, Oregon



00315951202300046640010013

06/19/2023 09:30:26 AM

Fee: \$82.00

WARRANTY DEED - STATUTORY FORM

LARRY J. WALKER, GRANTOR, conveys and warrants to **MARVIN DEAN WALKER, GRANTEE**, that certain real property located in Klamath County, State of Oregon, legally described as:

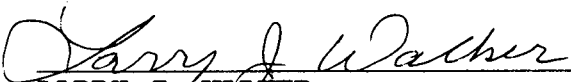
"E 1/2 SW 1/4 Section 28, Township 35 South, Range 12
East Willamette Meridian, Klamath County, Oregon"

SUBJECT TO contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record.

The true and actual consideration for this conveyance stated in terms of dollars is \$0. However, the true and actual consideration consists of or includes other property or value given or promised which is the whole consideration, being as a gift.

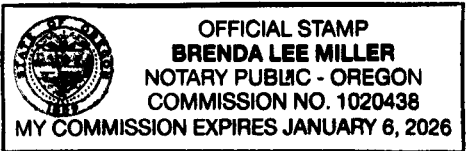
"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 and sections 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS, 2010."


DATED this 19th day of June, 2023.


LARRY J. WALKER

STATE OF OREGON)
) ss.
County of Klamath)

This instrument was acknowledged before me on the 19th day of June, 2023, by **LARRY J. WALKER**.




NOTARY PUBLIC FOR OREGON
My Commission Expires: 1-6-26