FORM No. 633—WARRANTY DEED (Individual or Corporate).

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

OA 11642 MTC #22867-D WARRANTY DEED Vol. m90 Page 3417

KNOW ALL MEN BY THESE PRESENTS, That Larry D. Burg and Jerry A. Burg

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lynda Stratton, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

AS SHOWN ON REVERSE SIDE

SUBJECT TO: Easements, rights of way of record and those apparent on the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is $ 30,000.00 ⓣ However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ⓣ (The sentence between the symbols ⓣ, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15th day of January, 19 90; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

X Larry D. Burg
Larry D. Burg

X Jerry A. Burg
Jerry A. Burg

STATE OF OREGON, County of Klamath) ss.
January 15, 19 90

Personally appeared the above named Larry D. Burg and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Darlene Fowler
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 6-16-92

STATE OF OREGON, County of [redacted]) ss.
, 19

Personally appeared and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of , a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:
(If executed by a corporation, affix corporate seal)

Burg
P.O. Box 647
Keno, OR 97627
GRANTOR'S NAME AND ADDRESS

Stratton
2888 Greensprings Dr
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Stratton
above address
NAME, ADDRESS, ZIP

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

Stratton
above address
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of) ss.

I certify that the within instrument was received for record on the day of , 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No., Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By Deputy

'90 FEB 22 AM 11 31

3418

All that portion of the W½NW¼ of Section 8, Twp. 39 South, Range 9 E.W.M., more particularly described as follows:

Beginning at a point which is the intersection of the Northeasterly line of the County Road conveyed to Klamath County by deed recorded October 21, 1940, in Book 132 at page 543 of Deed Records of Klamath County, Oregon, and the Northwesterly line of the Weed-Klamath Falls Highway, and which said point of beginning is North 0°43' West 769 feet along the Section line from the iron pin which marks the quarter section corner common to Section 7 and Section 8, Twp. 39 S., R. 9, E.W.M. and thence following the Northwesterly line of said Highway North 44°50½' East 340 feet; thence South 45°09½' East 20 feet; thence following said Northwesterly line of said Highway 472.8' more or less, to said true point of beginning; thence North 51°19½' West along the Northeasterly line of said parcel conveyed to Klamath County by said deed recorded in Book 132 at page 543 a distance of 320 feet; thence Northeasterly and parallel with the Northwesterly line of said Weed-Klamath Falls Highway a distance of 80 feet; thence South 51°19½' East and parallel with the Northeasterly line of said parcel conveyed to Klamath County a distance of 320 feet to the Northwesterly line of said Weed-Klamath Falls Highway; thence Southwesterly along the Northwesterly line of said Highway a distance of 80 feet, more or less, to the point of beginning.

Account #3909 008BB 01200 Key No. 539304

STATE OF OREGON)
County of Lane) SS

February 6, 1990

Personally appeared the above-named Jerry [illegible] Burg and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon

(SEAL)
My Commission Expires: 9-21-92

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 22nd day of Feb. A.D., 19 90 at 11:31 o'clock A.M., and duly recorded in Vol. M90, of Deeds on Page 3417.

Evelyn Biehn County Clerk
By Pauline Muellendore

FEE $33.00