



## STATUTORY WARRANTY DEED

K-47965

MARGUERITE SWANSON, Trustee for the Floyd and Marguerite Swanson 1984 Revocable Trust, established April 9, 1984, Grantor,  
conveys and warrants to JAMES KARL BURGESS, Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:

The NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon,

Together with an easement 60 feet in width for purposes of ingress and egress more particularly described as follows: The Northerly 60 feet of the Southerly 400 feet of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 36, lying West of the Klamath Northern Railroad right of way.

Account No. 2408 3600 1600

This property is free of liens and encumbrances, EXCEPT: Easement as disclosed in deed dated June 13, 1979 and recorded June 23, 1979 in M-79 on Page 14985, records of Klamath County, Oregon; and Right of Way easement recorded September 22, 1982 in M-82 on page 12593 records of Klamath County, Oregon.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$ 155,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 11<sup>th</sup> day of July 19 95

Marguerite Swanson  
MARGUERITE SWANSON, Trustee

STATE OF OREGON, California } ss.  
County of Deschutes

BE IT REMEMBERED, That on this 11<sup>th</sup> day of July 19 95, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named MARGUERITE SWANSON, Trustee for the Floyd and Marguerite Swanson 1984 Revocable Trust, established April 9, 1984

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that SHE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Sharon Kunkel  
Notary Public for Oregon, Calif.  
My Commission expires 2-28-98

Title Order No. K-47965  
Escrow No. 9510309

After recording return to:  
JAMES K. BURGESS  
KCT

Until a change is requested all tax statement shall be sent to the following address.  
JAMES K. BURGESS

Name, Address, Zip

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Klamath County Title

on this 17<sup>th</sup> day of July A.D. 19 95  
at 3:46 o'clock P M. and duly recorded  
in Vol. M95 of Deeds Page 18445  
Bernetha G. Letsch County Clerk  
By Sharon Kunkel Deputy.

Fee,  
\$30.00