

NR

67326

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James A. Dail and Dancan M. Dail
20110 Possum Lane
Bonanza, OR 97623

Constance P. Burger and Al D. Burger
11518 Ridgcrest Lane
Moreno Valley, CA 92557

After recording, return to (Name, Address, Zip):

Al D. Burger and Constance P. Burger
11518 Ridgcrest Lane
Moreno Valley, CA 92557

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Al D. Burger and Constance P. Burger
11518 Ridgcrest Lane
Moreno Valley, CA 92557

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 2nd day of October, 1998, at 3:24 o'clock P.M., and recorded in book/reel/volume No. M98 on page 36456 and/or as fee/file/instrument/microfilm/reception No. 67326, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Ross, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that James A. Dail and Dancan M. Dail, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Al D. Burger and Constance P. Burger, husband and wife, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 62, Block 45, Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 2, in the County of Klamath, State of Oregon, according to the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And grantor hereby covenants to and with 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 except (if no exceptions, so state): except all those of record and those apparent to the land as of the date of this deed.

and that grantor will warrant and forever defend the 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 \$ 3500.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ☐ if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural.

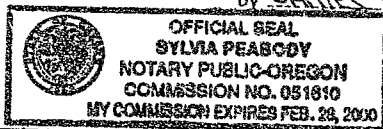
In witness whereof, the grantor has executed this instrument this 2nd day of February, 1998; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

James A. Dail
Dancan M. Dail

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on FEB 3, 1998, by JAMES A. DAIL AND DANCAN M. DAIL



Sylvia Peabody
Notary Public for Oregon
My commission expires 2/28/2000