



1999 OCT 21 PM 1:19

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M99 Page 41932

State of Oregon, County of Klamath
Recorded 10/21/99, at 1:49 p. m.
In Vol. M99 Page 41932
Linda Smith,
County Clerk Fee \$ 30⁰⁰

After recording return to:

John Burks and Patricia A. Burks

140 Earl

Roseville, CA 95678

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

John Burks and Patricia A. Burks

140 Earl

Roseville, CA 95678

Escrow No. K54568V

Title No. K54568V

STATUTORY WARRANTY DEED

Michael Lee Horton, an estate in fee simple, Grantor, conveys and warrants to John H. Burks and Patricia A. Burks, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

A tract of land situated in Government Lot 3, being the NW 1/4 SW 1/4 of Section 31, Township 37 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point marking the southeast corner of said Government Lot 3, said point being South 00°05'06" East, 1320.99 feet and South 89°57'09" East, 1282.21 feet from the brass cap monument marking the West quarter corner of said Section 31; thence North 00°31'11" West 362 feet to the true point of beginning; thence North 89°57'09" West 560.29 feet; thence North 00°31'12" West, 362.00 feet; thence South 89°57'09" East 560.29 feet to the East line of said Government Lot 3; thence South 00°31'12" East 362.00 feet to the point of beginning.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 \$40,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 1st day of October, 1999.



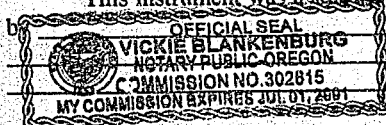
Michael Lee Horton

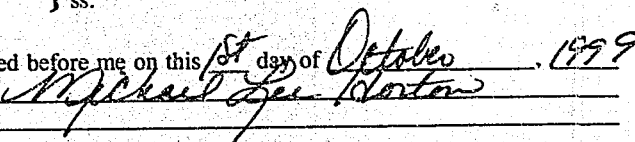
STATE OF Oregon

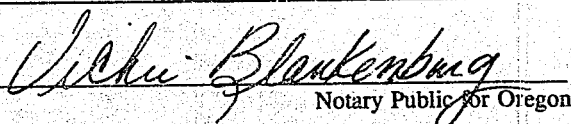
County of Klamath

} ss.

This instrument was acknowledged before me on this 1st day of October, 1999.






Notary Public for Oregon

My commission expires: 7-01-2001

