

03 AUG 20 PM 3:33



WTC-62248 LW

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
TIMOTHY A. LARSON  
6408 HARLAN DRIVE  
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath  
Recorded 08/20/2003 3:33 p m  
Vol M03 Pg 61063  
Linda Smith, County Clerk  
Fee \$ 2.00 # of Pgs 1

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

TIMOTHY A. LARSON  
6408 HARLAN DRIVE  
KLAMATH FALLS, OR 97603

Escrow No. MT62248-LW

### WARRANTY DEED

ROBERT WESLEY BURK, JR. and KATHY ANN BURK, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to TIMOTHY A. LARSON and MARGARET M. LARSON, as tenants by the entirety, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 33 and the Westerly 15 feet of Lot 34 in Block 3 of TRACT 1127, NINTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.:	3909-012CD-07300-000	Key No.:	566140
Account No.:	3909-012CD-07401-000	Key No.:	801546

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record if any, as of the date of this deed and those shown below, if any:

and the 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 for this conveyance is \$220,000.00.

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.

Dated this 18 day of August 2003

*Robert Wesley Burk Jr*  
ROBERT WESLEY BURK, JR.

*Kathy Ann Burk*  
KATHY ANN BURK

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on August 18, 2003 by ROBERT WESLEY BURK, JR. and KATHLEEN A. BURK.

*Lisa Weatherby*  
(Notary Public for Oregon)  
My commission expires 11/20/2003

