

04 JUL 27 PM 3:07



MT6- 65245 TM

Vol M04 Page 49184

State of Oregon, County of Klamath
Recorded 07/27/04 3:07 p m
THIS SPACE RESERVE Vol M04 Pg 49184-85
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

After recording return to:

RONALD A. BURNS

11742 HWY 39

KLAMATH FALLS, OR 97603

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

RONALD A. BURNS

11742 HWY 39

KLAMATH FALLS, OR 97603

Escrow No. MT65245-TM

STATUTORY WARRANTY DEED

FERNANDO P. GUTIERREZ AND GUADALUPE R. GUTIERREZ, AS CO-TRUSTEES FOR THE GUTIERREZ FAMILY TRUST DATED JANUARY 21, 2003, Grantor(s) hereby convey and warrant to **RONALD A. BURNS and SUE A. BURNS, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$159,500.00**.

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 26 day of July, 2004.

GUTIERREZ FAMILY TRUST

(X) BY: Fernando P. Gutierrez
FERNANDO P. GUTIERREZ, TRUSTEE

(X) BY: Guadalupe R. Gutierrez
GUADALUPE R. GUTIERREZ, TRUSTEE

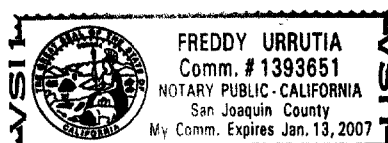
STATE OF CALIFORNIA

COUNTY OF Alameda SS.

On July 26th, 2004 before me, Freddy Urrutia personally appeared GUTIERREZ FAMILY TRUST personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature



2100 am

EXHIBIT "A"
LEGAL DESCRIPTION

49185

A parcel of land situated in the S1/2 S1/2 NE1/4 Section 1, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 3/4" iron rod on the Westerly right of way line of Oregon State Highway 39 being the Southeast corner of said parcel, from which the East 1/4 corner of Section 1 bears South 89° 45' 40" East 30.00 feet; thence North 89° 45' 40" West 950.84 feet along the center 1/4 section line of Section 1 to a 5/8" iron rod; thence North 00° 15' 29" East, 229.06 feet to a 5/8" iron rod; thence South 89° 45' 40" East, 950.84 feet to a 5/8" iron rod at the intersection with the Westerly right of way line of said Highway 39; thence South 00° 15' 29" West 229.06 feet along the Westerly right of way line of said Highway 39 to the point of beginning, with bearings based on Minor Partition No. 79-82 on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 4009-00100-01000-000

Key No: 791085