



State of Oregon, County of Klamath  
 Recorded 08/20/04 11:28 a m  
 Vol M04 Pg 55035-36  
 Linda Smith, County Clerk  
 Fee \$ 26.00 # of Pgs 2

After recording return to:  
 Glenn L. Burke and Karri M. Burke  
 5317 SE Hull Ave.  
 Milwaukie, OR 97267

Until a change is requested all tax statements  
 shall be sent to the following address:  
 Glenn L. Burke and Karri M. Burke  
 5317 SE Hull Ave.  
 Milwaukie, OR 97267

File No.: 7064-426350 (RJT)  
 Date: August 10, 2004

## STATUTORY WARRANTY DEED

**Jim L. O'Neill and Phyllis O'Neill as tenants by the entirety**, Grantor, conveys and warrants to **Glenn L. Burke and Karri M. Burke as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 1, Block 11, WAGON TRAIL ACREAGES NO. 1, THIRD ADDITION, TRACT NO. 1136, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**This property is free from liens and encumbrances, EXCEPT:**

1. The **2004-2005** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 **\$105,000.00**. (Here comply with requirements of ORS 93.030)

*File*

55036

APN: R130012

Statutory Warranty Deed  
- continued

File No.: 7064-426350 (RJT)  
Date: 08/10/2004

Dated this 16 day of Aug, 2004.

Jim L. O'Neill  
Jim L. O'Neill

Phyllis O'Neill  
Phyllis O'Neill

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 16 day of August, 2004  
by **Jim L. O'Neill and Phyllis O'Neill**.



[Signature]

Notary Public for Oregon

My commission expires: 3 12 04