

04 DEC 29 AM 11:50



After recording return to:

Carol Ann Burton

~~31882 College Street~~ 9900 Minward Dr.

Bonanza, OR 97623

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

Carol Ann Burton

~~31882 College Street~~ SAME
Bonanza, OR 97623

File No.: 7021-482425 (SAC)

Date: December 27, 2004

THIS SPACE RESERVED FOR RECORDER'S USE

Vol M04 Page 89042

State of Oregon, County of Klamath

Recorded 12/29/04 11:50 AM

Vol M04 Pg 89042-43

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

STATUTORY WARRANTY DEED

John R. Earp, Grantor, conveys and warrants to **Carol A. Burton, Trustee of the Carol A. Burton Living Trust**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 9 and 10, Block 14, FIRST ADDITION TO THE TOWN OF BONANZA, 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. 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 **\$40,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 28 day of Dec, 2004

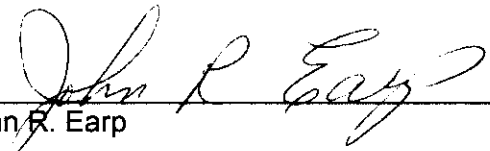
26F

89043

APN: R606197

Statutory Warranty Deed
- continued

File No.: 7021-482425 (SAC)
Date: 12/27/2004



John R. Earp

STATE OF Oregon)
County of Klamath) ss.
)

This instrument was acknowledged before me on this 28 day of Dec 2004
by **John R. Earp**.

Notary Public for Oregon
My commission expires: 8-2007

