

05 JUL 19 AM 11:51

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After recording return to:
Patrick D. Fitzgerald
11630 Highway 39
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Patrick D. Fitzgerald
11630 Highway 39
Klamath Falls, OR 97603

File No.: 7021-586628 (SAC)
Date: July 12, 2005

THIS SPACE R State of Oregon, County of Klamath
Recorded 07/19/05 11:51 a m
Vol M05 Pg 55463-65
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

STATUTORY WARRANTY DEED

Ronald A. Burns and Sue Burns, as tenants by the entirety, Grantor, conveys and warrants to **Patrick D. Fitzgerald**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. The **2005-2006** 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 **\$425,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 15 day of July, 2005

31F

55464

APN: R90975

Statutory Warranty Deed
- continued

File No.: 7021-586628 (SAC)
Date: 07/12/2005

Ronald A. Burns *BY* *ATTY in fact Sue Burns*

Ronald A. Burns

Sue Burns

Sue Burns

STATE OF Oregon)
County of Klamath) ss.
)

This instrument was acknowledged before me on this 15 day of July, 2005
by **Ronald A. Burns and Sue Burns**, POA *of Sue Burns, Ind.*
BY

[Signature]

Notary Public for Oregon
My commission expires: *8/2/07*



EXHIBIT A**LEGAL DESCRIPTION:**

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

Beginning at the East one-quarter corner of Section 1; thence North 89°45'40" West 30.00 feet to a 3/4" iron rod at the intersection with the Westerly right of way line of Oregon State Highway 39; thence North 00°15'29" East 229.06 feet along the Westerly right of way line of said Highway 39 to a 5/8" iron rod, being a corner of said parcel, the true point of beginning; thence North 89°45'40" West 950.84 feet to a 5/8" iron rod; thence South 00°15'29" West 229.06 feet to a 5/8" iron rod at the intersection with the center one-quarter section line of Section 1; thence North 89°45'40" West 1663.99 feet along the center one-quarter section line of Section 1 to the center one-quarter corner of Section 1 marked by a 5/8" iron rod; thence North 00°04'23" East 664.33 feet along the center one-quarter section line of Section 1 to a point; thence South 89°46'18" East 2616.98 feet to a point at the intersection with the Westerly right of way line of said Highway 39; thence South 00°15'29" West 435.75 feet along the Westerly right of way line of said Highway 39 to the point of true beginning.

The basis of bearing Minor Land Partition No. 79-82 on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a 40 foot wide strip of K.I.D. Drain over and across the S 1/2 S 1/2 NE 1/4 of Section 1, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.