

05 JUL 29 AM 11:00

MTL- 769910 LW



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

JOSEPH D. EYSTAD

~~2575 Campus Drive #105~~ 9557 Arcant Rd  
Klamath Falls, OR 97601

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

JOSEPH D. EYSTAD

~~2575 Campus Drive #105~~ 9557 Arcant Rd  
Klamath Falls, OR 97601

Escrow No. MT69910-LW

Title No. 0069910

SWD

State of Oregon, County of Klamath

Recorded 07/29/05 11:00 A m

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**DAVID G. BURNETT and CHERYL A. BURNETT, as tenants by the entirety DBA CITATION UPHOLSTERY, Grantor(s) hereby convey and warrant to JOSEPH EYSTAD and MARYANN ARMINIO, TRUSTEES OF THE JOSEPH D. EYSTAD AND MARYANN ARMINIO REVOCABLE TRUST**

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:

1:

All of Lots 17 and 18 in Block 61 of SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, Klamath County, Oregon. EXCEPT for the following described portion of said Lot 18 which was conveyed to the State of Oregon by Deed recorded in Volume 220 at page 213 of Klamath County, Oregon, Deed Records, as follows, to wit:

Beginning at the Southeast corner of said Lot 18; thence, Northerly along the Easterly line of Lot 18 a distance of 20 feet to the Northeast corner; thence Westerly along the Northerly line a distance of 20 feet; thence Southerly parallel with the Easterly line a distance of 32.05 feet to the Southerly line of Lot 18, said line being the Northerly line of Esplanade Street; thence, Northeasterly along said line to the place of beginning.

Tax Account No: 3809-028CC-08500-000

Key No: 373045

Tax Account No.: 3809-028CC-08600-000

Key No.: 373063

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 **\$197,000.00**.

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.

2604M

Dated this 28<sup>th</sup> day of July, 2005

58967

David G. Burnett  
DAVID G. BURNETT

Cheryl A. Burnett  
CHERYL A. BURNETT

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 28, 2005 by DAVID G. BURNETT and CHERYL A. BURNETT.

Lisa Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/07

