



After recording return to:  
William H. Hawthorne and Staci L.  
Hawthorne

5940 Washburn  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
William H. Hawthorne and Staci L.  
Hawthorne  
Address shown above.

File No.: 7021-691086 (MTA)  
Date: October 21, 2005

**M05-67646**

Klamath County, Oregon

10/27/2005 03:41:32 PM

Pages 3 Fee: \$31.00

### STATUTORY WARRANTY DEED

**CHARLES D. BURY and LYNN E. BURY, husband and wife**, Grantor, conveys and warrants to **WILLIAM H. HAWTHORNE and STACI L. HAWTHORNE, husband and wife**, 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. 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 **\$370,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 24<sup>th</sup> day of October, 2005.

Charles D. Bury  
Charles D. Bury

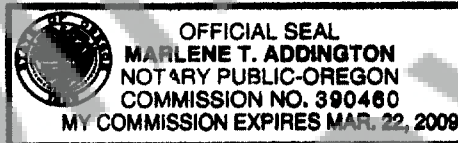
Lynn E. Bury  
Lynn E. Bury

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 24<sup>th</sup> day of October, 2005  
by **Charles D. Bury and Lynn E. Bury.**

Marlene T. Addington

Notary Public for Oregon  
My commission expires: March 22, 2009



**EXHIBIT A**

**LEGAL DESCRIPTION:**

A tract of land situated in the SE 1/4 of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West right of way line of Washburn Way, from which the Southeast corner of said Section 16 bears South 89°48'51" East 30.00 feet and South 00°11'09" West 752.06 feet; thence North 89°48'51" West 190.00 feet; thence South 79°58'39" West 56.43 feet, thence South 79°58'39" West 249.31 feet to the Northwestern right of way line of the Southern Pacific Railroad; thence North 33°30'54" West along said right of way line, 1672.84 feet to the Southwesterly right of way line of the Southside Expressway; thence along said Southwesterly right of way 1753 feet more or less to the West right of way line of Washburn Way; thence South 00°11'09" West 452.77 feet to the point of beginning.

EXCEPTING the area lying within the USBR 1-G-Drain

AND EXCEPTING THEREFROM that portion thereof conveyed to Klamath County for road purposes (Washburn Way) by Warranty Deed recorded May 3, 1996 in Volume M96 page 12695, Records of Klamath County, Oregon.