



After recording return to:  
James W. Ayers, Jr. and Bobbie J.  
Ayers  
3239 Crest Street  
Klamath Falls, OR 97603

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

James W. Ayers, Jr. and Bobbie J.  
Ayers  
3239 Crest Street  
Klamath Falls, OR 97603

File No.: 7021-865231 (DMC)

Date: August 21, 2006

**2006-016817**

**Klamath County, Oregon**



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08/21/2006 03:18:53 PM

Fee: \$31.00

### **STATUTORY WARRANTY DEED**

**Harry R. Burgeson and Suzanne Crystelle Burgeson**, Grantor, conveys and warrants to **James W. Ayers, Jr. and Bobbie J. Ayers as tenants by the entirety**, 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.

**Subject to:**

1. The **2006-2007** 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.

The true consideration for this conveyance is **\$55,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

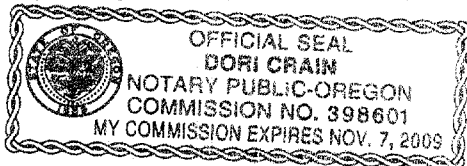
Dated this 21 day of August, 2006.

Suzanne C. Burgeson  
Suzanne Crystelle Burgeson

Harry R. Burgeson  
Harry R. Burgeson

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 21 day of August, 2006  
by **Harry R. Burgeson and Suzanne Crystelle Burgeson.**



✓  
Dori Crain  
Notary Public for Oregon  
My commission expires: November 7, 2009

**EXHIBIT A**

**LEGAL DESCRIPTION:**

A TRACT OF LAND IN THE NE 1/4 OF NE1/4 OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN WHICH LIES 89° 40' EAST ALONG THE FORTY LINE A DISTANCE OF 30 FEET FROM THE IRON PIN WHICH MARKS THE INTERSECTION OF 4TH AVENUE AND 4TH STREET IN ALTAMONT ACRES, WHICH POINT OF INTERSECTION IS ALSO THE SOUTHWEST CORNER OF THE NE1/4 OF NE1/4 OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST, WILLAMETTE MERIDIAN, RUNNING THENCE; CONTINUING NORTH 1° 02' WEST A DISTANCE OF 355.6 FEET, BEING THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89° 40' EAST A DISTANCE OF 490 FEET; THENCE NORTH 1° 02' WEST A DISTANCE OF 88.9 FEET; THENCE SOUTH 89° 40' WEST A DISTANCE OF 490 FEET; THENCE SOUTH 1° 02' EAST A DISTANCE OF 88.9 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.