

2006-017889

Klamath County, Oregon



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09/06/2006 09:47:56 AM

Fee: \$26.00

After recording, return to:

David E. Paulson, LLC
Attorney at Law
1197 NW Wall Street
Bend, OR 97701

Until a change is requested, send all tax statements to:

Earl Burmeister, Trustee
Burmeister Family Trust
12768 Larchwood Drive
La Pine, OR 97739

WARRANTY DEED

The true and actual consideration for this conveyance is other good and valuable consideration.

Earl Burmeister, Individually as and as the Surviving Spouse of Loretta Burmeister, deceased, Grantor, conveys and warrants to Earl Burmeister, Trustee of the Burmeister Family Trust u/a/d June 1, 2006, Grantee, the following described real property in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

Lots 136 and 137 in Block 1, Tract 1060, Sun Forest Estates, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Subject to and excepting:

1. Taxes for the year 2005-2006 and 2006-2007.
2. Easement, including the terms and provisions contained therein; Recording Information: October 9, 1951 in Volume 250 page 282, Deed records of Klamath County, Oregon in favor of United States of America for Transmission Line.
3. Mineral Reservation as contained in Deed from Delbert Hale and Margaret Hale, husband and wife, to E. Carlyle Smith and Phillis M. Smith, husband and wife recorded October 25, 1966, in Volume M66 page 11271, Deed records of Klamath County, Oregon, reserving all mineral rights to be held jointly, $\frac{3}{4}$ by Delbert Hale and $\frac{1}{4}$ by E. Carlyle Smith.
4. Easement, including the terms and provisions contained therein; Recording Information: June 30, 1972 in Volume M72 Page 7124, Deed Records of Klamath County, Oregon in favor of United States of America for Transmission Line.
5. Restrictions shown on the recorded plat/partition of Sun Forest Estates, Tract 1060.
6. Articles of Association of Sun Forest Estates Property Owners, including terms and provisions thereof, recorded September 10, 1972 in Volume M72 page 10581 Deed Records of Klamath County, Oregon.
7. Building and Use Restrictions for Sun Forest Estates, including terms and provisions there; recorded September 10, 1972 in Volume M72 page 10585, Deed Records of Klamath County, Oregon.

The liability and obligations of the Grantors to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantors under a standard policy of title insurance containing exceptions for matters of public

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DAVID E. PAULSON, LLC, ATTORNEY AT LAW, 1197 NW WALL STREET, BEND, OR 97701 (541) 312-3686

record. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

In addition, Earl Burmeister, Individually and as the Surviving Spouse of Loretta Burmeister, deceased, Grantor, releases and quitclaims to Earl Burmeister, Trustee of the Burmister Family Trust u/a/d June 1, 2006, Grantee, all right, title and interest in and to all other real property in Klamath County, Oregon, in which Grantor has an interest.

Property or value other than payment in dollars was either part or the whole consideration.

DATED August 17, 2006.

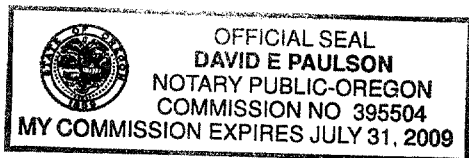
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.



EARL BURMEISTER, INDIVIDUALLY,
AND AS SURVIVING SPOUSE
OF LORETTA BURMEISTER, DECEASED

STATE OF OREGON)
)ss.
County of Deschutes)

This instrument was acknowledged before me on August 17, 2006, by Earl Burmeister, Individually, and as Surviving Spouse of Loretta Burmeister, deceased.


Notary Public for Oregon