

2007-013840

Klamath County, Oregon



00028504200700138400020026

08/06/2007 03:19:29 PM

Fee: \$26.00



After recording return to:  
Ryan M. Burris and Samantha L.  
Burris  
3036 Cortez Street  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Ryan M. Burris and Samantha L. Burris  
3036 Cortez Street  
Klamath Falls, OR 97601

File No.: 7021-1079527 (DMC)  
Date: July 18, 2007

THIS SPACE

### STATUTORY WARRANTY DEED

**Wilma F. Trushell**, Grantor, conveys and warrants to **Ryan M. Burris and Samantha L. Burris, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LOT 20, BLOCK 12 OF STEWART ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK KLAMATH COUNTY, OREGON.**

**Subject to:**

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.
2. The **2007-2008** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$134,100.00**. (Here comply with requirements of ORS 93.030)

F-26

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, 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 3rd day of August, 2007.

Wilma F. Trushell  
Wilma F. Trushell

STATE OF Oregon )  
County of ~~Klamath~~ Josephine )ss.

This instrument was acknowledged before me on this 3rd day of August, 2007 by **Wilma F. Trushell**.



+ Tonia N. Dixon  
~~Don Crain~~ Tonia N. Dixon  
Notary Public for Oregon  
My commission expires: ~~November 7, 2009~~ Sept. 6, 2008