

MT80122-KR



THIS SPACE RI

2008-003462

Klamath County, Oregon



03/18/2008 03:18:16 PM

Fee: \$26.00

After recording return to:

Clint A. Burdette

1433 Derby Street

Klamath Falls, OR 97603

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

Clint A. Burdette

1433 Derby Street

Klamath Falls, OR 97603

Escrow No. MT80122-KR

Title No. 0080122

SWD

### STATUTORY WARRANTY DEED

**Kenneth Gearhart, also appearing of record as, Kenneth Gearhart, Judy Gearhart, April Gearhart and Clint Burdette, with rights of survivorship, Grantor(s)** hereby convey and warrant to **Clint A. Burdette, 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:

Lot 24 in Block 1 of BRYANT TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a strip of land 5 feet wide along the North side of said lot, conveyed to Klamath County by deed recorded June 4, 1958 in Volume 299, page 638, Deed Records of Klamath County, Oregon.

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 **\$130,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 17 day of March, 2008.

Signed in Counterpart  
Kenneth Gearhart

Judy Gearhart

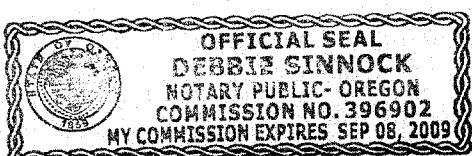
April Gearhart  
April Gearhart

Clint A. Burdette  
Clint Burdette

State of OR

County of Klamath

This instrument was acknowledged before me on 3-17-, 2008 by ~~Kenneth Gearhart, Judy Gearhart, April Gearhart~~ and Clint Burdette.



Debbie Sinnock  
(Notary Public)

My commission expires 9-8-09

245117



After recording return to:

Clint A. Burdette1433 Derby StreetKlamath Falls, OR 97603

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

Clint A. Burdette1433 Derby StreetKlamath Falls, OR 97603Escrow No. MT80122-KRTitle No. 0080122

SWD

**STATUTORY WARRANTY DEED**

**Kenneth Gearhart, also appearing of record as, Kenneth Gearhart , Judy Gearhart, April Gearhart and Clint Burdette, with rights of survivorship, Grantor(s) hereby convey and warrant to Clint A. Burdette, 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:**

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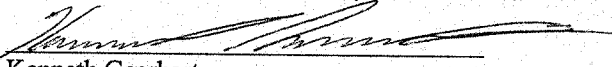
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Dated this 17 day of March, 08.

  
Kenneth Gearhart

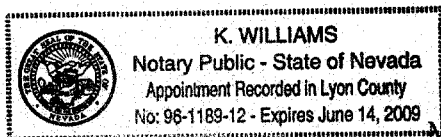
  
Judy Gearhart

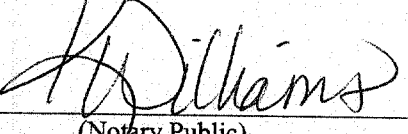
  
April Gearhart

  
Clint Burdette

State of NevadaCounty of Lyon

This instrument was acknowledged before me on March 17, 2008 by Kenneth Gearhart, Judy Gearhart, ~~April Gearhart~~ and ~~Clint Burdette~~.



  
(Notary Public)

My commission expires 6/14/2009