

2008-008628

Klamath County, Oregon



00047965200800086280020023

06/13/2008 03:26:00 PM

Fee: \$26.00

After Recording Return to:

THOMAS F. LOUSTALET and JOAN M. LOUSTALET
1244 RD 108
Tulelake, CA, 96134

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

THOMAS F. LOUSTALET and JOAN M. LOUSTALET
1244 RD 108
Tulelake, CA, 96134

ATE = 65824

WARRANTY DEED
(INDIVIDUAL)

RONALD A. BURNS and SUE A. BURNS, herein called grantor, convey(s) to THOMAS F. LOUSTALET and JOAN M. LOUSTALET, husband and wife, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See exhibit "A" attached hereto and made a part hereof for legal description

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$209,750.00.
(here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated June 11, 2008.

RONALD A. BURNS

SUE A. BURNS

STATE OF OREGON, County of Klamath) ss.

On June 12, 2008 personally appeared the above named RONALD A. BURNS and SUE A. BURNS and acknowledged the foregoing instrument to be their voluntary act and deed.

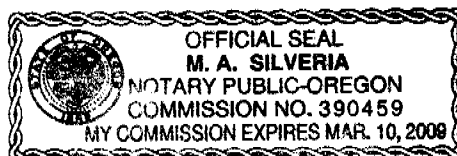
This document is filed at the request of:



525 Main Street
Klamath Falls, OR 97601
Order No.: 65824MS

Before me: M. A. Silveria
Notary Public for Oregon
My commission expires: 3/10/09

Official Seal



#26-A

Exhibit A

A parcel of land situated in the S 1/2 of the S 1/2 of the NE 1/4 of Section 1, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 3/4" iron rod on the Westerly right of way line of Oregon State Highway 39 being the Southeast corner of said parcel, from which the East quarter corner of Section 1 bears South 89° 45' 40" East 30.00 feet; thence North 89° 45' 40" West 950.84 feet along the center quarter section line of Section 1 to a 5/8" iron rod; thence North 00° 15' 29" East, 229.06 feet to a 5/8" iron rod; thence South 89° 45' 40" East, 950.84 feet to a 5/8" iron rod at the intersection with the Westerly right of way line of said Highway 39; thence South 00° 15' 29" West 229.06 feet along the Westerly right of way line of said Highway 39 to the point of beginning, with bearings based on Minor Partition No. 79-82 on file in the office of the County Clerk of Klamath County, Oregon.

CODE 164 MAP 4009-00100 TL 01000 KEY #791085