

WZ 84019

AFTER RECORDING RETURN TO:

Jay P. Burkert
Tamara L. Burkert
32643 S Meridian Road
Woodburn, OR 97071

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

same as above

Escrow No.: 42-462201-MJM

Order No.: 462201

2009-000330

Klamath County, Oregon



00058595200900003300010011

SPACE
RESERVED
FOR
RECORDER'S
USE

01/12/2009 03:22:24 PM

Fee: \$21.00

WARRANTY DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Randal J. Turrentine and Joyce G. Turrentine

Grantor, conveys and warrants to

Jay P. Burkert and Tamara L. Burkert

Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 10 in Block 1 of TRACT 1069, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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.

ENCUMBRANCES: Statutory powers, including the power of assessment and easements of Walker Range Timber Fire Patrol. Reservations and restrictions as contained in plat dedication. Articles of Association of Little Deschutes River Woods Owners Association recorded March 12, 1973, Volume M73, page 2591, and amendments thereto recorded December 6, 1977, volume M77, page 23644, and volume M77, page 23645, all Microfilm Records of Klamath County, Oregon. Electric Line Right of Way Easement recorded August 22, 1978, volume M78, page 18615, Microfilm Records of Klamath County, Oregon, in favor of Midstate Electric Cooperative, Inc.

The true consideration for this conveyance is \$39,500.00.

Dated January 2, 2009; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Randal J. Turrentine

Joyce G. Turrentine

STATE OF OREGON

County of Clackamas

This instrument was acknowledged before me on January 2, 2009, by Randal J. Turrentine and Joyce G. Turrentine.

Notary Public for Oregon

My Commission Expires: 11-19-2010

(SEAL)



21 Amt