

After recording return to:  
James Emery Kaldy III  
7677 SW Surfland St  
South Beach, OR 97366

NTC 84452

2009-003295

Klamath County, Oregon



00062013200900032950020026

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

James Emery Kaldy III  
7677 SW Surfland St  
South Beach, OR 97366

03/06/2009 11:23:10 AM

Fee: \$26.00

Escrow No. OM112866SL  
Title No. 0084452  
SWD

### STATUTORY WARRANTY DEED

Barry W. Burnham and April Burnham, as tenants by the entirety, Grantor(s) hereby convey and warrant to James Emery Kaldy III and Cheryl Ann Brown, 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: \*as tenants by the entirety,

Lot 11 in Block 8 of WAGON TRAIL ACREAGES NUMBER ONE, SECOND ADDITION,  
according to the official plat thereof on file in the office of the County Clerk of Klamath County,  
Oregon.

R129006

R-2309-001C0-04200-000

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 \$90,000.00.

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 2 day of March, 09.

Barry W. Burnham

April Burnham

State of California  
County of

This instrument was acknowledged before me on \_\_\_\_\_, 2009 by Barry W. Burnham and April Burnham.

(Notary Public for California)

Please see attached  
CA Acknowledgment.

26AMT

# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Amador

On 3-2-09  
Date

before me,

Kristie M. Freitas, Notary Public  
Here Insert Name and Title of the Officer

personally appeared

Barry W. Burnham and  
Name(s) of Signer(s)

April Burnham

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Kristie M. Freitas  
Signature of Notary Public

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document:

Statutory Warranty Deed

Document Date:

3-2-09

Number of Pages:

1

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_

☒ Individual

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

Signer's Name: \_\_\_\_\_

☐ Individual

☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here