

2009-015226

Klamath County, Oregon



00076139200900152260030033

12/01/2009 03:30:18 PM

Fee: \$47.00



THIS SPACE

After recording return to:
Delaina B. Reid
1433 Derby Street
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Delaina B. Reid
1433 Derby Street
Klamath Falls, OR 97603

File No.: 7021-1490781 (DMC)
Date: November 03, 2009

STATUTORY WARRANTY DEED

Clint A. Burdette, Grantor, conveys and warrants to **Delaina B. Reid**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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.

The true consideration for this conveyance is **\$92,000.00**. (Here comply with requirements of ORS 93.030)

F47-

APN: R446057

Statutory Warranty Deed
- continued

File No.: 7021-1490781 (DMC)
Date: 11/03/2009

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, 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 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, OF CHAPTER 424, OREGON LAWS 2007.

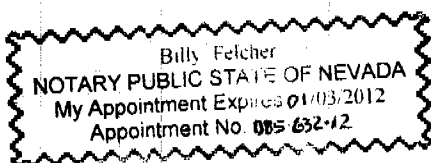
Dated this 27 day of Nov, 2009.

Clint A. Burdette
Clint A. Burdette

STATE OF ~~Oregon~~ NV)
County of ~~Klamath~~ Lyon) ss.

This instrument was acknowledged before me on this 27 day of Nov, 2009
by **Clint A. Burdette**.

Billy Felcher
Notary Public for ~~Oregon~~ NV
My commission expires: 1-3-12
Apt # 08563212



APN: R446057

Statutory Warranty Deed
- continued

File No.: 7021-1490781 (DMC)
Date: 11/03/2009

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

**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.**