

NTC 86452-DS

THIS SPAC

2009-015274

Klamath County, Oregon



00076201200900152740020029

12/02/2009 03:13:46 PM

Fee: \$42.00

After recording return to:

LINDA BURKETT

6902 E. La Cumbre Dr.

ORANGE, CA 92869

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

LINDA BURKETT

6902 E. La Cumbre Dr.

ORANGE, CA 92869

Escrow No. MT86452-DS

Title No. 0086452

SWD

STATUTORY WARRANTY DEED

JAN JASTRZEBIEC-KOZLOWSKI and DANUTA PODJASKA-KOZLOWSKI, Grantor(s) hereby convey and warrant to **LINDA BURKETT**, 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:

The following described property in Section 11, Township 35 South, Range 9 of the Willamette Meridian, Klamath County, Oregon.

That portion of N1/2 N1/2 NE1/4 SW1/4 lying Southerly of the Sprague River Highway and Easterly of the center thread of the Sprague River, and that portion of the E1/2 NW1/4 SW1/4 lying Northerly of the center thread of the Sprague River and Easterly of the County Road in Section 11, Township 35 South, Range 9 East of the Willamette Meridian, 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 **\$50,000.00**.

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.

42pmf

Dated this 16 day of Nov, 09.

Jan Jastrzebiec-Kozlowski
JAN JASTRZEBIEC-KOZLOWSKI

Danuta Podjaska-Kozlowski
DANUTA PODJASKA-KOZLOWSKI

STATE OF CALIFORNIA

COUNTY OF Orange ^{SS.}

On November 16th, 2009 before me, S. Patel Notary Public personally appeared JAN JASTRZEBIEC-KOZLOWSKI and DANUTA PODJASKA-KOZLOWSKI ~~personally known to me~~ (or 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 they executed the same in their authorized capacity(ies), and that by their signatures(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature S. Patel

