

MT 85671-MS

THIS SPAC

2009-015513

Klamath County, Oregon



00076481200900155130020021

12/09/2009 03:01:21 PM

Fee: \$42.00

After recording return to:

Boone Burch

1934 Crest Street

Klamath Falls, OR 97603

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

Boone Burch

1934 Crest Street

Klamath Falls, OR 97603

Escrow No. MT85671-MS

Title No. 0085671

SWD

STATUTORY WARRANTY DEED

Jeff Burch, Grantor(s) hereby convey and warrant to **Boone Burch**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 **\$115,000.00**.

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 4th day of Dec, 2009

Jeff Burch
Jeff Burch

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on 12/4, 2009 by Jeff Burch.



MAA Stuart
(Notary Public for Oregon)

My commission expires 12/20/10

42amt

LEGAL DESCRIPTION

"EXHIBIT A"

A tract of land described as follows:

Beginning at an iron pin on the Northeasterly line of Lot 53 of HOMECREST SUBDIVISION which lies South 45° 11' East a distance of 188 feet from the iron pin which marks the North corner of Lots 52 and 53 of Homecrest Subdivision and running thence: Continuing South 45° 11' East along the Northeasterly line of Lot 53 a distance of 66 feet to an iron pin; thence South 50° 49' West a distance of 120.5 feet to an iron pin; thence North 45° 11' West a distance of 54 feet to an iron pin; thence North 44° 49' East a distance of 120 feet, more or less, to the point of beginning, said tract being a portion of Lot 53 and the vacated alley of Block H of HOMECREST SUBDIVISION in the Northwest 1/4 Northeast 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian in Klamath County, Oregon.

The South half of the following described tract:

Beginning at an iron pin on the Northeasterly line of Lot 53 of HOMECREST SUBDIVISION which lies South 45° 11' East a distance of 128 feet from the iron pin which marks the North corner of Lots 52 and 53 of HOMECREST SUBDIVISION and running thence: continuing South 45° 11' East along the Northeasterly line of Lot 53 a distance of 60 feet to an iron pin; thence South 44° 49' West a distance of 120 feet to an iron pin; thence North 45° 11' West a distance of 60 feet to an iron pin; thence North 44° 49' East a distance of 120 feet, more or less, to the point of beginning, said tract being a portion of Lot 53 of Block H of HOMECREST SUBDIVISION in the Northwest 1/4 Northeast 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian.