

NJC 86391-SH

2009-015639

Klamath County, Oregon



THIS SPACE



00076621200900156390020025

12/11/2009 11:20:54 AM

Fee: \$42.00

After recording return to:

JEFFREY BURCH

4747 Travis Way

Klamath Falls, OR 97603

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

JEFFREY BURCH

same as above

Escrow No. MT86391-SH

Title No. 0086391

SWD-EM

STATUTORY WARRANTY DEED

JOSE MURILLO and DORA MURILLO, as tenants by the entirety, Grantor(s) hereby convey and warrant to JEFFREY*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:

Lot 19 in Block 5 of TRACT 1299, SECOND ADDITION TO FERNDAL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

* W.

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 **\$142,000.00.**

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.

42amt

Dated this 9 day of Dec., 2009.

Jose Murillo
JOSE MURILLO

Dora Murillo
DORA MURILLO

State of Oregon

County of ~~KLAMATH~~

Deschutes

This instrument was acknowledged before me on Dec 9th, 2009 by JOSE MURILLO and DORA MURILLO.

[Signature]
(Notary Public for Oregon)
My commission expires 6/8/13

