

MT87260-DS

THIS SPACE

2010-003267

Klamath County, Oregon



03/12/2010 03:36:54 PM

Fee: \$42.00

After recording return to:  
 BRADLEY E. BURNETT  
 2338 Wiard St.  
 Klamath Falls, OR 97603

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

BRADLEY E. BURNETT  
 2338 Wiard St.  
 Klamath Falls, OR 97603

Escrow No. MT87260-DS  
 Title No. 0087260  
 SWD r.012910

**STATUTORY WARRANTY DEED**

**JAMES A. BORROR and DONNA J. BORROR, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **BRADLEY E. BURNETT**, 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" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.**

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 **\$99,000.00**.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 12th day of March 2010

[Signature]  
 JAMES A. BORROR  
[Signature]  
 DONNA J. BORROR



State of Oregon  
 County of KLAMATH

This instrument was acknowledged before me on March 12, 2010 by JAMES A. BORROR and DONNA J. BORROR.

[Signature]  
 (Notary Public for Oregon)

My commission expires Feb 9, 2014

42944

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The S1/2 of the N1/2 of Tract 1 in GIENGER'S HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM:

A portion of the N1/2 of TRACT 1 of GIENGER'S HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin set at the Southeast corner of the N1/2 of said Tract 1 of GIENGER'S HOME TRACTS; thence North along the East line of said Tract 1 a distance of 89.5 feet which said point is the true point of beginning of the property herein conveyed; thence West at right angles to the West line of said Tract 1; thence North along the West line of said Tract 1 a distance of 68.5 feet, more or less, to a pin set in the ground pursuant to that certain boundary line agreement, recorded February 15, 1953 in Volume 259 at page 215, Deed Records of Klamath County, Oregon; thence East at right angles to the East line of said Tract 1; thence South along the East line of said Tract 1 to the point of beginning.