

2010-003317

Klamath County, Oregon



00081269201000033170020026

RECORDING REQUESTED BY:

GRANTOR'S NAME:  
Erich Wayne Mack and Janel Lynne Mack

03/15/2010 03:38:03 PM

Fee: \$42.00

GRANTEE'S NAME:  
Maurice Burleson and Carolyn Burleson

SEND TAX STATEMENTS TO:  
Maurice Burleson and Carolyn Burleson  
82 San Marcos Drive  
Medford, OR 97504

AFTER RECORDING RETURN TO:  
Maurice Burleson and Carolyn Burleson  
82 San Marcos Drive  
Medford, OR 97504

Escrow No: 470310005175-TTJA37

ATE 67586

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Erich Wayne Mack and Janel Lynne Mack, Grantor, conveys and warrants to Maurice Burleson and Carolyn Burleson, husband and wife, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See Attached Exhibit "A"

Subject to and excepting:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$7,000.00. (See ORS 93.030)

DATED: 3/9/10

Erich Wayne Mack

Janel Lynne Mack

State of Arizona  
COUNTY of Maricopa

This instrument was acknowledged before me on March 9, 2010  
by Erich Wayne Mack and Janel Lynne Mack

Notary Public - State of Arizona  
My commission expires: 7/31/10



GAYLE ZERTUCHE  
Notary Public - Arizona  
Maricopa County  
Expires 07/31/10

ATE 42

## **EXHIBIT "A"**

**The Southerly 450 feet of the Northerly 850 feet of Lot 6, Block 17, KLAMATH FALLS FOREST ESTATES SYCAN UNIT according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, also known as Lot 6 B, Block 17, KLAMATH FALLS FOREST ESTATES SYCAN UNIT,**

**CODE: 008 MAP: 3313-02300 TL: 01800 KEY: 177187**