

UTC 87464-LW



2010-004995
Klamath County, Oregon

THIS SPACE



04/27/2010 03:11:31 PM

Fee: \$42.00

After recording return to:
GEORGE A. ROOT
2928 MOSS POINT DRIVE
SAN JOSE, CA 95127

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

GEORGE A. ROOT
2928 MOSS POINT DRIVE
SAN JOSE, CA 95127

Escrow No. MT87464-LW
Title No. 0087464
SWD-EM r.012910

STATUTORY WARRANTY DEED

TIMOTHY BURSS and MOLLY BURSS, as tenants by the entirety, Grantor(s) hereby convey and warrant to GEORGE A. ROOT and MARY FRANCES R. ROOT, as tenants by the entirety, 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 4 in Block 12 of STEWART ADDITION, according to the official plat thereof on file in the office of the County Clerk of 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 **\$18,000.00.**

420m

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 26 day of April, 2010.

Timothy Burss
TIMOTHY BURSS

Molly K Burss
MOLLY BURSS

State of Oregon
County of DESCHUTES

This instrument was acknowledged before me on April 26, 2010 by TIMOTHY BURSS and MOLLY BURSS.



Rachel Matthews
(Notary Public for Oregon)

My commission expires July 29, 2010