

WTC 93845

2012-005819

Klamath County, Oregon

Western Title & Escrow

Order Number: 60044



00118932201200058190020024

05/29/2012 03:23:10 PM

Fee: \$42.00

Grantor
Alan M. Dias Rebecca J. Dias 2141 Lynn Drive North Bend, OR 97459
Grantee
George M. Burnett Anna Sue Burnett 6621 Backus Road Mojave, CA 93501
Until a change is requested, all tax statements shall be sent to the following address:
George M. Burnett Anna Sue Burnett 6621 Backus Road Mojave, CA 93501

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Alan M. Dias and Rebecca J. Dias, Grantor, conveys and warrants to George M. Burnett and Anna Sue Burnett, as tenants by the entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 12, Block 12, FIRST ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Account No(s):

Map/Tax Lot No(s):

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is **\$19,500.00**. (Here comply with requirements of ORS 93.030.)

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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,

4/2/2012

CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Executed this 25th day of May, 2012

Alan M. Dias
Alan M. Dias

Rebecca J. Dias
Rebecca J. Dias

State of Oregon, County of Coos) ss.

This instrument was acknowledged before me on this 25th day of May, 2012 by **Alan M. Dias** and **Rebecca J. Dias**

V. Welchel
Notary Public for State of Oregon
My commission expires: November 4, 2012

