



THIS SPAC

2012-007868

Klamath County, Oregon



00121395201200078680020023

07/19/2012 03:11:15 PM

Fee: \$42.00

After recording return to:

BRADLEY D. BURDA

8353 Arant Rd.

Klamath Falls, OR 97603

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

BRADLEY D. BURDA

8353 Arant Rd.

Klamath Falls, OR 97603

Escrow No. MT93958-DS

Title No. 0093958

SWD r.020212

**STATUTORY WARRANTY DEED**

**RICHARD L. GERHART and LINDA M. GERHART, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

**BRADLEY D. BURDA and TERRI ANN ARMSTRONG, 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:

The SW1/4 of SE1/4 of SE1/4 of Section 12, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$260,000.00**.

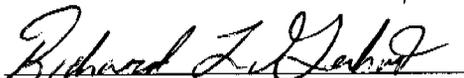
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2012-2013 Real Property Taxes a lien not yet due and payable.**

4/2/12

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, 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.

Dated this 18<sup>th</sup> day of July, 2012.

  
RICHARD L. GERHART

  
LINDA M. GERHART

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 7-18, 2012 by RICHARD L. GERHART and LINDA M. GERHART.

  
(Notary Public for Oregon)

My commission expires 9-8-13

