

**2012-011816**

Klamath County, Oregon

10/24/2012 10:53:19 AM

Fee: \$42.00

After recording return to:

KIMBERLY BURCEA27532 N. 174th St.Rio Verde, AZ 85263

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

KIMBERLY BURCEA27532 N. 174th St.Rio Verde, AZ 85263Escrow No. MT94836-DSTitle No. 0094836

SWD r.020212

STATUTORY WARRANTY DEED**ANTHONY EDWARDS and CHARMAINE EDWARDS, as tenants by the entirety,**

Grantor(s), hereby convey and warrant to

KIMBERLY BURCEA and CLAUDIU BURCEA, 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:

A portion of Lot 9 in Block 11, KLAMATH FALLS FOREST ESTATES, SYCAN UNIT, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

All that portion of said Lot 9 lying Southeasterly of the following described line:

Beginning at a point on the Southwesterly line of said Lot 9 which bears South 54°02'28" East a distance of 1200 feet from the most Westerly corner thereof; thence North 35°57'32" East to a point on the Northeasterly line of said lot, being the same property as described in that deed to Maarten DeJongh, recorded September 20, 1971 in Book M71, page 9973, Microfilm Records of Klamath County, Oregon.

Excepting therefrom any portion lying within the limits of the County Road described in Book 350, page 251, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$42,000.00**.

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.

42 AMT

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 5th day of Oct, 2012.


ANTHONY EDWARDS


CHARMAINE EDWARDS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 10-5-, 2012 by ANTHONY EDWARDS and CHARMAINE EDWARDS.


(Notary Public for Oregon)

My commission expires 9-8-13

