## 2012-012082

Klamath County, Oregon 10/31/2012 09:05:27 AM

Fee: \$47.00

#### WARRANTY DEED

WC ,95299 Comment on statutory warranty deed: The statutory warranty deed carries a covenant of seisin, a covenant of right to convey, a covenant against encumbrances and a covenant of general warranty. It passes the entire purported interest of the grantor at the date of deed and any after acquired title of the grantor, and the grantor is estopped from asserting less interest at the date of the deed than that purported in the deed.

After recording return to:

Vickie L. Burkert

1777 Hackett Drive

La Pine, OR 97739

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

**[SAME AS ABOVE]** 

#### STATUTORY WARRANTY DEED

Norbert Burkert, Spouse of Grantee, Grantor, conveys and warrants to Vickie L. Burkert, a married woman as her sole and separate property, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

1777 Hackett Drive; La Pine, OR 97739

This property is free of encumbrances, EXCEPT: [If there are to be exceptions to the covenants, here insert such exceptions.]

The true consideration for this conveyance is \$0.00. [Here comply with requirements of ORS 93.030.1

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. [This text is required by ORS 93.040.]

Dated this 24 day of 2012 October, 2012

Norbert Burkert

[Attach Notary Acknowledgment for Grantor]

### INDIVIDUAL ACKNOWLEDGMENT

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State/Commonwealth of	ss.
County of	33.
County of	,
	11
21/	Jahre 2112
On this the day of	before
T Day A	Month Year
me, <u>JWW/E</u> Name of Notary Public	the undersigned Notary
<b>A</b> Z. ~	best Burkert
Public, personally appeared	Name(s) of Signer(s)
	□ personally known to me – OR –
	_ p
	proved to me on the basis of satisfactory
	evidence
A 1	to be the person(s) whose name(s) is/are
	subscribed to the within instrument, and acknowledged to me that (ne/she/they
	executed the same for the purposes therein
-	stated.
	WITNESS my hand and official seal.
OFFICIAL SEAL  JAMIE D ROSE	
NOTARY PUBLIC - OREGON	April 1 USE
COMMISSION NO. 462299	Signature of Notary Public
MY COMMISSION EXPIRES NOVEMBER 13, 2015	Me Como Reg NOV13, 2015
	Other Required Information (Printed Name of Notary, Residence, etc.)
A STATE OF THE STA	
Place Notary Seal and/or Any Stamp Above	- \
Although the information in this section is not require	ed by law, it may prove valuable to Right Thumbprint
persons relying on the document and could prevent from to another document.	
	Top of thumb here
Description of Attached Document	
Marranta Deed	
Title or Type of Document: Wavanty Deed  Document Date: 10/24/12 Number of Pages:	
Document Date: 10/24/12 Number of Pages:	
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Signer(s) Other Than Named Above:	

# **LEGAL DESCRIPTION**

Lot 5 in Block 13 of FIRST ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ESCROW NUMBER: PROPERTY ADDRESS:

00010097-118-IO 1777 Hackett Drive

La Pine, OR 97739

**A.P.N.**:

2309-024B0-01100-000, M-196540