



THIS SPACE RESERVED FOR RECORDER'S USE

2013-003966

Klamath County, Oregon

04/15/2013 03:13:53 PM

Fee: \$42.00

After recording return to:

Genaro Alvarez

909 E Main Street

Klamath Falls, OR 97601

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

Genaro Alvarez

909 E Main Street

Klamath Falls, OR 97601

Escrow No. MT96350-SH

Title No. 0096350

SWD r.020212

STATUTORY WARRANTY DEED

Robert D. Burnett and Shirley M. Burnett, Trustee under The Burnett Family Trust Dated February 26, 2010,

Grantor(s), hereby convey and warrant to

Genaro Alvarez,

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 North 80 feet of Lots 678 and 679, Block 107, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$95,000.00**.

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:

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 20 day of March, 2013

The Burnett Family Trust Dated February 26, 2010

BY: Robert D. Burnett
Robert D. Burnett, Trustee

BY: Shirley M. Burnett
Shirley M. Burnett, Trustee

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 20, 2013 by Robert D. Burnett and Shirley M. Burnett, Trustees under The Burnett Family Trust Dated February 26, 2010.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2015

