

MT98643-LW

THIS SPACE RESERVED FOR RECORDER'S USE



**2013-009734**

**Klamath County, Oregon**

**08/26/2013 09:43:52 AM**

**Fee: \$47.00**

After recording return to:

Linda Rose Nahkohe

3410 Crest St.

Klamath Falls, OR 97603

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

Linda Rose Nahkohe

3410 Crest St.

Klamath Falls, OR 97603

Escrow No. MT98643-LW

Title No. 0098643

SWD r.020212

### STATUTORY WARRANTY DEED

**Robert U. Burch,**

Grantor(s), hereby convey and warrant to

**Linda Rose Nahkohe,**

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:

**SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE**

The true and actual consideration for this conveyance is **\$40,000.00**.

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:

**2013-2014 Real Property Taxes a lien not yet due and payable.**

\$47.00

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 23 day of August, 2013.

Robert U. Burch

Robert U. Burch

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on August 22, 2013 by Robert U. Burch.

Lisa Weatherby  
(Notary Public for Oregon)

My commission expires 11/20/2015



EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

That portion of Lot 29, Section 14, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 30 feet North and 992.5 feet East of the Southwest corner of Lot 29, Section 14, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; thence East on a line parallel with the South line of the said Lot 29, 209 feet; thence North 209 feet; thence West 209 feet; thence South 209 feet to the place of beginning.

PARCEL 2:

That portion of Government Lot 29 in Section 14, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point which is North 239 feet and West 178.7 feet from the Southeast corner of said Lot 29, thence West a distance of 239.3 feet; thence North a distance of 418 feet; thence East a distance of 239.3 feet; thence South a distance of 418 feet to the point of beginning.