



THIS SPACE RESERVED FOR RE

2013-010435
Klamath County, Oregon
09/13/2013 09:50:46 AM
Fee: \$47.00

After recording return to:

The Burroughs Revocable Trust dated August
5, 1993, as restated on November 20, 2007
22329 Monte Vista Avenue
Denair, CA 95316

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

The Burroughs Revocable Trust dated August
5, 1993, as restated on November 20, 2007
22329 Monte Vista Avenue
Denair, CA 95316

Escrow No. MT98942-KR

Title No. 0098942

SWD r.020212

STATUTORY WARRANTY DEED

Alfred Adams,

Grantor(s), hereby convey and warrant to

Ward N. Burroughs & Rose Marie Burroughs, Trustees of The Burroughs Revocable Trust dated August 5, 1993, as restated on November 20, 2007,

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 **\$600,000.00**.

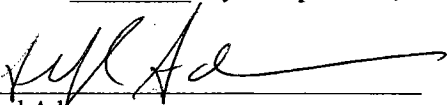
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

47 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 12th day of September, 2013.


Alfred Adams

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on September 12, 2013 by Alfred Adams.


(Notary Public for Oregon)

My commission expires 11/16/2015



EXHIBIT "A"
LEGAL DESCRIPTION

The E1/2 SW1/4, Government Lots 3 and 4, Section 30, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, and SE1/4 of Section 25, Township 37 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

ALSO a parcel of land situate in the S1/2 SE1/4 of Section 30, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the NW corner of the S1/2 SE1/4 of Section 30, thence South $00^{\circ}11'15''$ East along the West line of said S1/2 SE1/4, 1221.23 feet; thence leaving said West line, North $45^{\circ}32'28''$ East 39.08 feet to the point of curvature of a curve to the left; thence along the arc of a 170.00 feet radius curve concave to the North ($\Delta = 44^{\circ}28'07''$) a distance of 131.94 feet (long chord = North $23^{\circ}18'35''$ East 128.65 feet), thence generally along a fence line, North $01^{\circ}04'31''$ East 1076.01 feet to a point on the North line of the S1/2 SE1/4 of said Section 30; thence leaving said fence line South $89^{\circ}56'16''$ West along said North line, 103.00 feet to the point of beginning.

SAVING AND EXCEPTING a parcel of land situate in the SE1/4 SW1/4 of Section 30, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the South quarter corner of Section 30, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, said corner being the quarter corner common to Sections 30 and 31 of said Township and Range, thence North $89^{\circ}59'16''$ West along the South line of said Section 30, a distance of 166.00 feet; thence leaving the South line of said Section 30, and along the arc of a 170.00 feet radius curve concave to the North ($\Delta = 44^{\circ}28'06''$) a distance of 131.94 feet (long chord = North $67^{\circ}46'41''$ East 128.65 feet); thence leaving said curve, North $45^{\circ}32'38''$ East a distance of 65.30 feet to a point on the East line SE1/4 SW1/4 of said Section 30; thence South $00^{\circ}11'15''$ East along said East line 94.45 feet to the point of beginning.