



2013-013060
Klamath County, Oregon
11/22/2013 03:09:09 PM
Fee: \$42.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
1985 Burcher Family Trust c/o John
Burcher
P.O. Box 1649
Wrightwood, CA 92397

Until a change is requested all tax
statements shall be sent to the
following address:
1985 Burcher Family Trust c/o John
Burcher
P.O. Box 1649
Wrightwood Ca, 92397

File No.: 7021-2161680 (LW)
Date: October 08, 2013

STATUTORY WARRANTY DEED

4J Properties LLC, an Oregon Limited Liability Company, Grantor, conveys and warrants to **Barbara Ruth Burcher trustee of the 1985 Burcher Family Trust, dated August 12, 1985**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Lot 1 in Block 4 of Tract No. 1036, Second Addition to Valley View, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$132,000.00**. (Here comply with requirements of ORS 93.030)

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 15 day of November, 2013.

4J Properties LLC, an Oregon Limited
Liability Company

[Signature] CEO
By: Kirk Jespersen, CEO

STATE OF Oregon)
County of Marion) ss.

This instrument was acknowledged before me on this 15th day of Nov, 2013
by Kirk Jespersen as CEO of 4J Properties LLC, an Oregon Limited Liability Company, on behalf of the .



Georgia K Willis
Notary Public for First America
My commission expires: 11-29-13