

**2014-012980**

Klamath County, Oregon

12/16/2014 03:33:39 PM

Fee: \$52.00

After recording return to:

Jeannine E. Smith

10200 Bridgeland Court

Bakersfield, CA 93312

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

Jeannine E. Smith

10200 Bridgeland Court

Bakersfield, CA 93312

Escrow No. MT102294MS

Title No. 0102294

SWD r.020212

**STATUTORY WARRANTY DEED****Allen E. Burns and Laura L. Burns and Anthony J. Burns, each as to an undivided 1/3 interest, all  
as tenants in common,**

Grantor(s), hereby convey and warrant to

**Jeannine E. Smith,**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:Lot 23, LLOYD'S TRACTS, according to the official plat thereof on file in the office of the County Clerk of  
Klamath County Oregon.The true and actual consideration for this conveyance is **\$125,000.00**.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:5200  
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 15th day of Dec, 2014

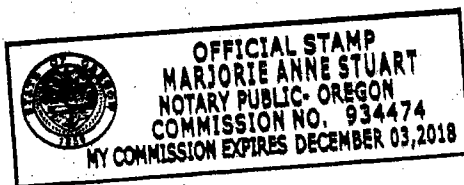
SEE ALSO SIGNATURE PAGE(S) ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE

Allen E. Burns  
Allen E. Burns

Laura L. Burns  
Laura L. Burns

State of Oregon  
County of Klamath

This instrument was acknowledged before me on 12/15, 2014 by Allen E. Burns and Laura L. Burns.



[Signature]  
(Notary Public for Oregon)

My commission expires 12.03.18

  
Anthony J. Burns

STATE OF CALIFORNIA

SS.  
COUNTY OF Los Angeles

On December 12, <sup>2014</sup> ~~2006~~ before me, Anthony Michael Stephenson personally appeared Anthony J. Burns personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity(ies), and that by their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature A Stephenson

