



2015-002788  
Klamath County, Oregon  
03/30/2015 02:16:11 PM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Brckett Ranches Limited Partnership

PO Box 399

Williams, CA 95987

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

Brckett Ranches Limited Partnership

PO Box 399

Williams, CA 95987

File No. 32894AM

### STATUTORY WARRANTY DEED

**Thomas A. Burns and Inger H. Burns, Trustees, or Their Successors in Trust, Under the Burns Living Trust  
Dated May 2, 2011 and any Amendments Thereto,**

Grantor(s), hereby convey and warrant to

**Brckett Ranches Limited Partnership ,**

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:

**All that real property situated in Section 33, Township 35 South, Range 7 East of the Willamette Meridian,  
Klamath County, Oregon, more particularly described as follows:**

**That portion of Government Lots 1, 2, 7, 8, 9, 10, 15 and 16 lying West of the Western line of the Southern  
Pacific Railroad and that portion of Government Lot 8 lying East of the Eastern line of the Southern Pacific  
Railroad and West of the Western line of Highway 97.**

**EXCEPTING THEREFROM that portion conveyed to Ninabeth Geinger recorded April 24, 1986 in Volume  
M86, page 7000, Microfilm Records of Klamath County, Oregon, to wit:**

**"That portion of Government Lot 1 lying West of Railroad and all of Government Lot 2, in Section 33,  
Township 35 South, Range 7 East of the Willamette Meridian, SAVING AND EXCEPTING the Westerly 60  
feet thereof and the Southerly 60 feet thereof. Situated in Klamath County, State of Oregon."**

The true and actual consideration for this conveyance is \$650,000.00.

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:

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 24 day of March, 2015

Thomas A. Burns and Inger H. Burnes, Trustees, or Their Successors in Trust, Under the Burns Living Trust Dated May 2, 2011 and any Amendments Thereto

BY:

Thomas A. Burns, Trustee

BY:

Inger H. Burns, Trustee

State of Oregon } ss.  
County of Klamath }

On this 24 day of March, 2015, before me, Cherice F. Treasure a Notary Public in and for said state, personally appeared Thomas A. Burns and Inger H. Burns known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Burns Living Trust dated May 2, 2011, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Cherice F. Treasure  
Notary Public for the State of Oregon »  
Residing at: Klamath County  
Commission Expires: 6/17/2016

