



2016-000795

Klamath County, Oregon

01/26/2016 01:49:04 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kia Burns Sanford and Derek Garland Burns

1931 Huron St.

Klamath Falls, OR 97601

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

Kia Burns Sanford and Derek Garland Burns

1931 Huron St.

Klamath Falls, OR 97601

File No. 82764AM

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### STATUTORY WARRANTY DEED

**Nancy E. Cargo, who acquired title as Nancy E. Kilgore**

Grantor(s), hereby convey and warrant to

**Kia Burns Sanford and Derek Garland Burns , as to an undivided 1/2 interest, with rights of survivorship**

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:

**That portion of Government Lot 24 lying Southwesterly of Highway No. 62, in Section 16, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$16,000.00**.

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 21<sup>st</sup> day of January, 2016

Nancy E Cargo  
Nancy E. Cargo

State of Washington } ss  
County of Clallam }

On this 21<sup>st</sup> day of January, 2016, before me, James Hoch  
Nancy E Cargo a Notary Public  
in and for said state, personally appeared Nancy E/ Cargo, known or identified to me to be the person(s) whose name(s) is are  
subscribed to the within Instrument and acknowledged to me that he she they executed same.

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

James Hoch  
Notary Public for the State of Washington  
Residing at: Port Angeles  
Commission Expires: 9-2-2019

