

**2016-004005****Klamath County, Oregon**

04/20/2016 03:53:07 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

M. Kathryn Mansell

39521 Spring Trail Corner

Chiloquin, OR 97624

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

M. Kathryn Mansell

39521 Spring Trail Corner

Chiloquin, OR 97624

File No. 86476AM

STATUTORY WARRANTY DEED**Scott Burch,**

Grantor(s), hereby convey and warrant to

M. Kathryn Mansell,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 13, Block 3, Tract 1155, TWIN RIVER VIEW SUBDIVISION, according to the official plat thereof on
file in the office of the County Clerk, Klamath County, Oregon.**The true and actual consideration for this conveyance is **\$250,000.00.**

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 12 day of April, 2016.

SB
Scott Burch

Territory
State of American Samoa, ss
County of Maoputasi }

On this 12th day of April, 2016, before me,
ARASI E. R. FA'AMAUSILI a Notary Public in and for said state, personally appeared Scott Burch,
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.

Arasi E. R. Fa'amausili
Notary Public for the State of American Samoa
Residing at: Pago Pago, AS
Commission Expires: 03-13-2018

ARASI E. R. FA'AMAUSILI
NOTARY
Commission No. ASN-119
Notary Public, Territory of American Samoa
My Commission Expires: March 13, 2018
P.O. Box 1424, Nua, Pago Pago, American Samoa 96799