



THIS SPACE RESERVED

2016-005946

Klamath County, Oregon

06/07/2016 11:23:21 AM

Fee: \$47.00

After recording return to:

James Owen Ward and Charlynn Cooper

227 W 1560N

Orem, UT 84057

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

James Owen Ward and Charlynn Cooper

227 W 1560N

Orem, UT 84057

File No. 106266AM

STATUTORY WARRANTY DEED

Kimberly Burcea and Claudiu Burcea, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

James Owen Ward and Charlynn Cooper not as Tenants in Common but 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:

**A portion of Lot 9 in Block 11, KLAMATH FALLS FOREST ESTATES, SYCAN UNIT, according to the
official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described
as follows:**

All that portion of said Lot 9 lying Southeasterly of the following described line:

**Beginning at a point on the Southwesterly line of said Lot 9 which bears South 54°02'28" East a distance of
1200 feet from the most Westerly corner thereof; thence North 35°57'32" East to a point on the
Northeasterly line of said lot, being the same property as described in that deed to Maarten DeJongh,
recorded September 20, 1971 in Book M71, page 9973, Microfilm Records of Klamath County, Oregon.**

**Excepting therefrom any portion lying within the limits of the County Road described in Book 350, page 251,
Deed Records of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3313-02600-05000-000 R178809

The true and actual consideration for this conveyance is **\$52,000.00**.

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 1 day of June, 2016

Kimberly Burcea
Kimberly Burcea

Claudiu Burcea
Claudiu Burcea

State of Oregon } ss
County of Lake }

On this 1 day of June, 2016, before me, Kristen C. Wells a Notary Public in and for said state, personally appeared Kimberly Burcea and Claudiu Burcea, 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.

Kristen C. Wells
Notary Public for the State of Oregon
Residing at: Lakeview
Commission Expires: 6-18-2016

