



THIS SPACE RESERVED FOR

2018-000492
Klamath County, Oregon
01/12/2018 01:38:01 PM
Fee: \$47.00

After recording return to:
David Loder and Kathy Loder
2815 Kane Street
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:
David Loder and Kathy Loder
2815 Kane Street
Klamath Falls, OR 97603
File No. 212147AM

STATUTORY WARRANTY DEED

David G. Burnett, Trustee for the Burnett Family Trust,

Grantor(s), hereby convey and warrant to

David Loder and Kathy Loder, as Tenants by the Entirety,

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:

Tract Twelve (12) of Bailey Tracts according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County and State of Oregon.

Excepting therefrom the North 65 feet of Tract Number Twelve (12) of Bailey Tracts, according to the duly recorded plat thereof on file and record in the office fo the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$75,000.00.

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 10 day of January, 2018.

The Burnett Family Trust

By: David G. Burnett
David G. Burnett, Trustee

State of Oregon } ss
County of Klamath }

On this 10 day of January, 2018, before me, Melissa R Bland a Notary Public in and for said state, personally appeared David G. Burnett, trustee for the Burnett Family Trust, 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.

Melissa R Bland
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires April 20, 2018

