

Returned at Counter

GRANTOR
Carol A. Burton

GRANTEE
Carol A. Burton, Trustee under the
Carol A. Burton Living Trust dated February 26, 2002
9900 Mina Bird Drive
Bonanza, OR 97623

2018-002491

Klamath County, Oregon



00218311201800024910010011

03/06/2018 01:52:35 PM

Fee: \$42.00

AFTER RECORDING RETURN TO: Grantee

SEND TAX STATEMENTS TO: Grantee

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Carol A. Burton, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Carol A. Burton, Trustee under the Carol A. Burton Living Trust dated February 26, 2002, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The SW 1/4 of the NW 1/4 and the SW 1/4 of Section 33, Township 37 South, Range 11, East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land situated in the SW 1/4 NW 1/4 of Section 33, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of Lot 5 in Block 10 of YONNA WOODS-UNIT 2, a duly recorded subdivision in said Klamath County; thence North 89 degrees 44' 02" West along the South line of said Lot 5, 60.89 feet to the Northwest corner of said SW 1/4 NW 1/4; thence South 00 degrees 12' 42" East along the West line of said SW 1/4 NW 1/4, 30.00 feet; thence South 89 degrees 44' 02" East, 78.20 feet; thence North 30 degrees 04' 19" West, 34.76 to te point of beginning.

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

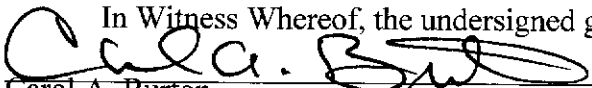
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES"

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

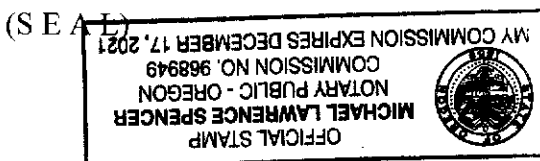
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this 6th day of March, 2018.


Carol A. Burton

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Carol A. Burton and acknowledge the foregoing instrument to be her voluntary act and deed.



Before me:

Notary Public for 