



2018-002712

Klamath County, Oregon

03/13/2018 09:53:01 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Frederic R. Rouviere and Cynthia K. Schmidt

403 Main St.

Klamath Falls, OR 97601

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

Frederic R. Rouviere and Cynthia K. Schmidt

4910 Moore Dr.

New Orleans, LA 70122

File No. 219179AM

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**STATUTORY WARRANTY DEED**

**Maurice Burleson and Carolyn Burleson, Trustees of the Burleson Family Living Trust,**

Grantor(s), hereby convey and warrant to

**Frederic R. Rouviere and Cynthia K. Schmidt, 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:

**The Southerly 450 feet of the Northerly 850 feet of Lot 6, Block 17, Klamath Falls Forest Estates, Sycaan Unit, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, also known as Lot 6B, Block 17, Klamath Falls Forest Estates Sycaan Unit.**

The true and actual consideration for this conveyance is \$199,000.00.

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 8 day of MARCH 2018

Burleson Family Living Trust

By: 

Maurice Burleson, Trustee

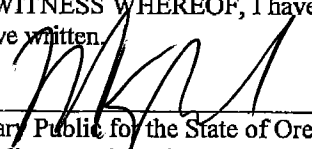
By: Carolyn Burleson

Carolyn Burleson, Trustee

State of Oregon} ss.  
County of Klamath}

On this 8 day of March, 2018, before me, Mychal Kenneth Pond <sup>ss</sup>, a Notary Public in and for said state, personally appeared Maurice Burleson and Carolyn Burleson known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustees of the Burleson Family Living Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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

  
Notary Public for the State of Oregon»  
Residing at: Klamath County  
Commission Expires: 12/3/2018

11/21/2021  
ss

