

RECORDING REQUESTED BY:



315 Commercial St SE, Ste 150
Salem, OR 97301

GRANTOR'S NAME:

Fred Liljenberg and Brian Carey

GRANTEE'S NAME:

Daniel Gene Burks

AFTER RECORDING RETURN TO:

Order No.: 471819079340a-BF
Donald Gene Burks
205 N Baker Street
Chiloquin, OR 97624

SEND TAX STATEMENTS TO:

Donald Gene Burks
205 N Baker Street
Chiloquin, OR 97624

APN: R201882

R201908

205 N Baker Street, Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Fred Liljenberg and Brian Carey, not as tenants in common but with right of survivorship, Grantor, conveys and warrants to Donald Gene Burks, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lots 7, 8, 9 and the East 1/2 of Lot 10, Block 3, Second Addition to Chiloquin, according to the official plat thereof on file in the office of County Clerk, Klamath County, Oregon

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FIVE THOUSAND AND NO/100 DOLLARS (\$105,000.00). (See ORS 93.030).

Subject to:

1. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts, which a correct survey would disclose.
2. 2019-20 Taxes a lien due but not yet payable in an amount to be determined.

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

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STATUTORY WARRANTY DEED

(continued)

9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: July 9, 2019

Fred Liljenberg
Fred Liljenberg
Brian Carey
Brian Carey

State of Oregon
County of Clatsop

This instrument was acknowledged before me on July 9, 2019, by Fred Liljenberg and Brian Carey

Lynda West
Notary Public - State of Oregon
My Commission Expires: 1-30-21

