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08/19/2021 10:20:46 AM

Fee: \$82.00

Roxanne B Osborne
1243 Front St.
Klamath Falls Or 97601

Grantor's Name and Address

Rex Burgett
6451 Reed Lane
Anchorage AK 99502

Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Rex Burgett
6451 Reed Lane
Anchorage AK 99502

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Rex Burgett
6451 Reed Lane
Anchorage AK 99502

SPACE RESERVED
FOR
RECORDER'S USE

at _____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page _____
and/or as fee/file/instrument/microfilm/reception
No. _____, Records of this County.

Witness my hand and seal of County affixed.

NAME TITLE

By _____, Deputy.

Returned at Counter

WARRANTY DEED - TENANTS BY ENTIRETY

KNOW ALL BY THESE PRESENTS that Roxanne B Osborne

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Rex Burgett

husband ~~and wife~~, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 1 in Block 8 of BUENA VISTA ADDITION
to the City of Klamath Falls, according to the
official plat theretofore on file in the office
of the County Clerk of Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto the grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

NO EXCEPTIONS

_____ , and that grantor will warrant and forever defend the premises and every part and 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 \$ 130,000.00 ⁰⁰ ~~However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole (indicate which) consideration.~~ ⁰¹ (The sentence between the symbols ⁰¹, if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, the grantor has executed this instrument on AUGUST 19, 2021 ; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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. 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.

Roxanne B Osborne

STATE OF OREGON, County of KLAMATH

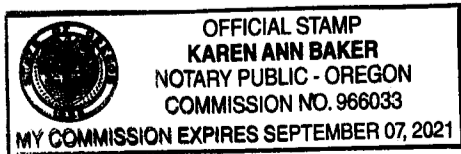
This instrument was acknowledged before me on AUGUST 19, 2021 ^{ss.}
by ROXANNE OSBORNE

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Karen A Baker
Notary Public for Oregon
My commission expires 9-7-21