



2022-005783

Klamath County, Oregon

05/06/2022 08:59:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

David Burdette and Jacquelyn Burdette

8 Joy Iee Circle

Boise, ID 83716

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

David Burdette and Jacquelyn Burdette

8 Joy Iee Circle

Boise, ID 83716

File No. 538576AM

STATUTORY WARRANTY DEED

Nicholas Dean Delgado and Linda Delgado-Wood, with rights of suvivorship, each as to an undivided 50% interest,

Grantor(s), hereby convey and warrant to

David Burdette and Jacquelyn Burdette, 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:

Lot 2 in Block 34 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. EXCEPTING THEREFROM the portion conveyed to the State of Oregon by deed recorded August 19, 2013 in instrument 2013-009475.

The true and actual consideration for this conveyance is \$142,000.00.

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 29th day of APRIL, 2022

Nicholas Dean Delgado
Nicholas Dean Delgado

Linda Delgado-Wood
Linda Delgado-Wood

State of ARIZONA ss
County of MARICOPA

On this 29th day of April, 2022, before me, T. Lynn Smith a Notary Public in and for said state, personally appeared Nicholas Dean Delgado and Linda Delgado-Wood, 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.

T. Lynn Smith
Notary Public for the State of ARIZONA
Residing at: Scottsdale, MARICOPA County
Commission Expires: 01-07-2026

