



**2022-011504**  
**Klamath County, Oregon**  
09/23/2022 09:34:01 AM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Stacey Ramirez and Ricardo Ramirez Jr.

11440 Hill Rd

Klamath Falls, OR 97603

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

Stacey Ramirez and Ricardo Ramirez Jr.

11440 Hill Rd

Klamath Falls, OR 97603

File No. 559231AM

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### STATUTORY WARRANTY DEED

**Clyde C. Burt,**

Grantor(s), hereby convey and warrant to

**Stacey Ramirez and Ricardo Ramirez Jr., 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:

**See Exhibit "A"**

The true and actual consideration for this conveyance is \$600,000.00.

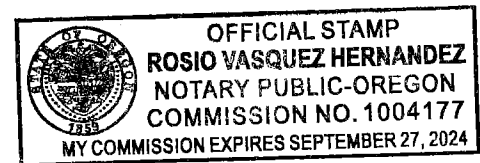
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

*2022-2023 Real Property Taxes, a lien not yet due and payable*

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 21 day of September, 2022.

Clyde C. Burt  
Clyde C. Burt



State of Oregon } ss  
County of Klamath }

On this 21 day of Sept, 2022, before me, Rosio V. Hernandez, a Notary Public in and for said state, personally appeared Clyde C. Burt known of 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.

Notary Public for the State of Oregon  
Residing at: Klamath Falls, OR  
Commission Expires: Sept 27, 2024

## EXHIBIT "A"

### PARCEL 1:

A parcel of land located in the S1/2 SW1/4 of Section 5, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point which is located East 1005.40 feet and North 00 degrees 48' 30" West 30.00 feet from the Southwest corner of Section 5, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, said point also being on the Northerly right of way line of Dehlinger Lane; thence North 00 degrees 48' 30" West 839.57 feet to a point; thence South 83 degrees 01' 45" West 272.00 feet to a point; thence South 9 degrees 12' 44" East 817.01 feet to a point on the Northerly right of way line of Dehlinger Lane; thence East along said right of way line 151.03 feet to the point of beginning.

### PARCEL 2:

A parcel of land located in the S1/2 SW1/4 of Section 5, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point, which is located East 854.37 feet and North 00°48'30" West, 30.0 feet from the Southwest corner of Section 5, Township 40 South, Range 10 East of the Willamette Meridian, said point also being on the Northerly right of way line of Dehlinger Lane; thence North 9°12'44" West, 817.01 feet to a point; thence South 83°01'45" West, 332.0 feet, more or less, to a point, said point being on the East line of the Great Northern Railroad right of way; thence South 24°17'30" East on said right of way, 868.4 feet to a point on the Northerly right of way line of Dehlinger Lane; thence East, along said right of way line 100.0 feet, more or less, to the point of beginning.