



After recording return to:
Steve D. Burbank and Kaylee N.
Mathews and Colleen Thomas
Burbank
PO Box 245
Crescent, OR 97733

Until a change is requested all tax
statements shall be sent to the
following address:
Steve D. Burbank and Kaylee N.
Mathews and Colleen Thomas Burbank
PO Box 245
Crescent, OR 97733

File No.: 7161-4077440 (RT)
Date: June 21, 2023

THIS SPACE RESERVED FOR RECORD

2023-007302

Klamath County, Oregon

08/25/2023 11:07:01 AM

Fee: \$87.00

STATUTORY WARRANTY DEED

Ranesh Wainscoat, Grantor, conveys and warrants to **Steve D. Burbank and Kaylee N. Mathews and Colleen Thomas Burbank, not as tenants in common but with rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

THE SOUTH TWO ACRES OF THE FOLLOWING DESCRIBED TRACT: ALL OF THAT REAL PROPERTY DESCRIBED AS THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 24 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

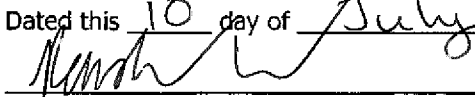
NOTE: This legal description was created prior to January 1, 2008.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2023-2024** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$170,000.00**. (Here comply with requirements of ORS 93.030)


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 10 day of July, 2023.

 Renesh Wainscoat

STATE OF Oregon)
) ss.
 County of Klamath)

This instrument was acknowledged before me on this 10 day of July, 2023
 by **Renesh Wainscoat**.





Notary Public for Oregon
 My commission expires: 8/4/26