

2023-007470

Klamath County, Oregon

**RECORDING COVER SHEET** (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234



00319252202300074700020027

08/30/2023 10:46:34 AM

Fee: \$87.00

Recording Office

**After recording return to:**

ORS 205.234(1)(c)

Arlen C. Burgess and Joi M. Burgess  
1760 Berry St. SE  
Salem, OR 97302

**1. Title(s) of the transaction(s)**

ORS 205.234(1)(a)

Warranty Deed

**2. Direct party(ies) / grantor(s)**

Name(s)

ORS 205.234(1)(b)

Arlen C. Burgess

**3. Indirect party(ies) / grantee(s)**

Name(s)

ORS 205.234(1)(b)

Arlen C. Burgess and Joi M. Burgess

**4. True and actual consideration:**

ORS 205.234(1) Amount in dollars or other

\$ 126,000

Other: \_\_\_\_\_

**5. Send tax statements to:**

ORS 205.234(1)(e)

Arlen C. Burgess and Joi M. Burgess  
1760 Berry St. SE  
Salem, OR 97302

**6. Satisfaction of lien, order, or warrant:**

ORS 205.234(1)(f)

☒ FULL☐ PARTIAL**7. The amount of the monetary obligation imposed by the lien, order, or warrant:**

ORS 205.234(1)(f)

\$ 126,000

**8. Previously recorded document reference:****9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of \_\_\_\_\_

to correct \_\_\_\_\_

previously recorded in book \_\_\_\_\_ and page \_\_\_\_\_, or as fee number \_\_\_\_\_."

BLO

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Arlen C. Burgess  
1760 Berry St. SE  
Salem, OR 97302

Arlen C. Burgess and Joi M. Burgess  
1760 Berry St. SE  
Salem, OR 97302

SPACE RESERVED  
FOR  
RECORDER'S USE

After recording, return to (Name and Address):

Arlen C. Burgess and Joi M. Burgess  
1760 Berry St. SE  
Salem, OR 97302

Until requested otherwise, send all tax statements to (Name and Address):

Arlen C. Burgess and Joi M. Burgess  
1760 Berry St. SE  
Salem, OR 97302

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

Arlen C. Burgess

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Arlen C. Burgess and Joi M. Burgess, vested as joint tenants with right of survivorship, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and 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 (legal description of property):

Lot 3, Block 22 THIRD ADDITION TO RIVER PINE ESTATES, according to the official plat thereof 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 grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): with 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 \$ 126,000. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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

IN WITNESS WHEREOF, grantor has executed this instrument on Friday 25 August, 2023; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Arlen C. Burgess

STATE OF OREGON, County of Marion ss.

This instrument was acknowledged before me on August 25, 2023

by Arlen C. Burgess

This instrument was acknowledged before me on

by

as

of



OFFICIAL STAMP  
LINDA KAY KUDERER  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 1020906

MY COMMISSION EXPIRES JANUARY 17, 2026

Linda Kay Kuderer  
Notary Public for Oregon  
My commission expires 01/17/2026