



THIS SPACE RESERVED FOR

2017-011068

Klamath County, Oregon

09/29/2017 11:19:00 AM

Fee: \$47.00

2024-000699

Klamath County, Oregon

01/26/2024 01:49:01 PM

Fee: \$87.00

After recording return to:

Brett A Cramer and Lydia A Cramer

83766 Rattlesnake Rd

Dexter, OR 97431

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

Brett A Cramer and Lydia A Cramer

83766 Rattlesnake Rd

Dexter, OR 97431

File No. 196865AM

ReRecorded at the request of AmeriTitle to correct the Grantee middle initial. Previously Recorded in Instrumment 2017-011068

STATUTORY WARRANTY DEED

Margaret Miller Burhop,

Grantor(s), hereby convey and warrant to

Brett A Cramer and Lydia ^{S.}~~A~~ Cramer, 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:

A portion of the SE1/4 of Section 14, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point on the quarter section line running East and West through the center of Section 14, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, said beginning point being 660 feet Westerly of the quarter corner on the East side of said Section 14; thence West 1320 feet, along said quarter section line; thence Southerly 330 feet; thence Easterly 1320 feet; thence Northerly 330 feet to the place of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2407-00000-01300-000

The true and actual consideration for this conveyance is **\$93,000.00**.

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:

2017-2018 Real Property Taxes, a lien not yet due and payable.

Return to:

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 27th day of September, 2017.

Margaret Miller Burhop
Margaret Miller Burhop

State of Washington } ss
County of KING }

On this 27th day of September, 2017, before me, DESIREE A YORK a Notary Public in and for said state, personally appeared Margaret Miller Burhop, 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.

Desiree A York
Notary Public for the State of Washington
Residing at: KING COUNTY, WA
Commission Expires: 11/15/20
DESIREE A YORK

