



After recording return to:
Robert J. Burnett and Tanya Burnett
23131 N Poe Valley Rd
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Robert J. Burnett and Tanya Burnett
23131 N Poe Valley Rd
Klamath Falls, OR 97603

File No.: 7161-4145139 (SA)

Date: March 11, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Scott W. Morris Sr. and Nancy C. Morris, as tenants by the entirety, Grantor, conveys and warrants to **Robert J. Burnett and Tanya Burnett as tenants by the entirety**, 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:

Parcel 1 of Land Partition 20-16, in the NW1/4 SW1/4 Section 23, and a portion of the NE1/4 SE1/4 Section 22, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, recorded December 28, 2016 in 2016-013801, Records of Klamath County, Oregon.

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.

The true consideration for this conveyance is **\$512,000.00**. (Here comply with requirements of ORS 93.030)

APN: 616523

Statutory Warranty Deed
- continued

File No.: 7161-4145139 (SA)

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.

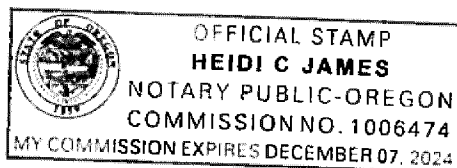
Dated this 1st day of April, 2024.

Scott W. Morris Sr.
Scott W. Morris Sr.

Nancy C. Morris
Nancy C. Morris

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 1st day of April, 2024
by **Scott W. Morris, Sr. and Nancy C. Morris.**



Heidi C. James
Notary Public for Oregon
My commission expires: 12/07/2024