



After recording return to:
Deborah Burton and Noah Burton
1816 logan st
Klamath falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Deborah Burton and Noah Burton
1816 logan st
Klamath falls, OR 97603

File No.: 7161-4298690 (SA)
Date: August 11, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

William E. and Deann L. Akins LLC, Grantor, conveys and warrants to **Deborah Burton and Noah Burton, 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:

The West 150 feet of the South 85.4 feet of Lot 5, Block 2, HOME ACRES, according to the official plat thereof on file in the office of the Clerk 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.
2. The **2025-2026** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$129,900.00**. (Here comply with requirements of ORS 93.030)

APN: **R525300**

Statutory Warranty Deed
- continued

File No.: **7161-4298690 (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 20th day of August, 2025.

William E. and Deann L. Akins LLC

By: William E Akins

Name: William E. Akins

Title: Member

By: Deann L Akins

Name: Deann L. Akins

Title: Member

APN: **R525300**

Statutory Warranty Deed
- continued

File No.: **7161-4298690 (SA)**

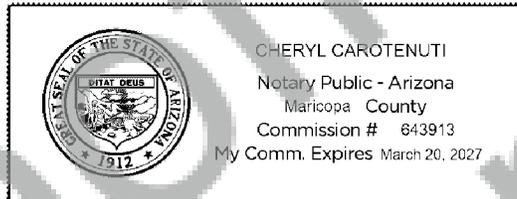
STATE)
OF Arizona

County of Maricopa)
)ss.

This instrument was acknowledged before me on this 20th day of August,
2025 by William E. Akins as Member and Deann L. Akins as Member of William E. and Deann
L. Akins LLC, on behalf of the LLC.



Cheryl Carotenuti
Notary Public for Arizona
My commission expires: 03/20/2027



Notarized remotely online using communication technology via Proof.