

WESTERN TITLE & ESCROW

Vol M99 Page 48656

AFTER RECORDING MAIL TO:

JACK D. STUTZ
CHRIS L. STUTZ
792 CORNWALL COURT 1999 DEC 10 AM 9:46
EUGENE OR 97404

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

ORDER NO.: 991400272

K-54906

STATUTORY WARRANTY DEED

FRANK DUARTE AND TERESA DUARTE, HUSBAND AND WIFE

GRANTOR, conveys and warrants to

JACK D. STUTZ, JR. AND CHRIS L. STUTZ, HUSBAND AND WIFE

GRANTEE, the following described real property free of encumbrances, except as specifically set forth herein situated in KLAMATH County, Oregon, to wit:

LOT 10, IN BLOCK 4 OF RIVER PINE ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

This property is free from encumbrances, EXCEPT:

SEE "EXCEPTIONS" ATTACHED HERETO AND MADE A PART HEREOF.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$19,000.00

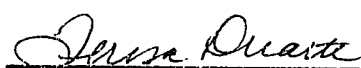
(Here comply with the requirements of ORS 93.030)

Tax ID #: 230924A003400

Serial #: 132127

Dated: November 24, 1999


FRANK DUARTE


TERESA DUARTE

STATE OF OREGON)

COUNTY OF _____) ss.

This instrument was acknowledged before me on _____
by FRANK DUARTE AND TERESA DUARTE

NOTARY
ATTACHED

Notary Public in and for the State of OREGON
My commission expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Placer

} ss.

On 11/30/99

Date

before me, Linda F. Smith

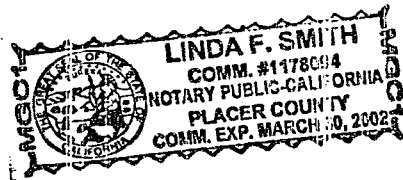
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Teresa Duarte & Frank Duarte

Name(s) of Signer(s)

☒ personally known to me☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

Linda F. Smith
 Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

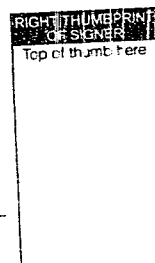


EXHIBIT "A"

1. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission recorded June 20, 1952 in Volume 255, page 328, and recorded June 10, 195 in Volume 257, page 539, all Deed Records, which provides that no right of easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
2. An easement created by Instrument, including the terms and provisions thereof;
 Recorded : January 2, 1952 in Volume 258, page 425, Deed records of Klamath County, Oregon
 Favor of : Midstate Electric Cooperative, Inc., a cooperative corporation
 For : transmission line
3. Restrictions shown on the recorded plat and contained in the dedication of River Pine Estates.
4. Declaration of Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by Instrument
 Recorded : July 14, 1965 in Volume 383, page 180, Deed records of Klamath County, Oregon

State of Oregon, County of Klamath
 Recorded 12/10/99, at 9:46 a.m.
 In Vol. M99 Page 48656
Linda Smith,
 County Clerk Fee \$ 40⁰⁰