

THIS SPACE RESERVED FOR RECORDER'S USE



MT-73161 LW

M06-02015

Klamath County, Oregon

02/01/2006 10:05:20 AM

Pages 2 Fee: \$26.00

After recording return to:

Eric L. DuarteP.O. Box 6Beatty, OR 97621

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

Eric L. DuarteP.O. Box 6Beatty, OR 97621Escrow No. MT73161-LWTitle No. 0073161

SWD

## STATUTORY WARRANTY DEED

**Robert Lee Halcomb**, Grantor(s) hereby convey and warrant to **Eric L. Duarte and Nichole A. Duarte, 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:

Lots 10 and 11 in Block 14 of SECOND ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3611-011A0-00300-000

Key No: 351309

Tax Account No: 3611-011A0-00200-000

Key No: 351283

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:

The true and actual consideration for this conveyance is **\$78,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES AND 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

Dated this 23<sup>rd</sup> day of January, 2006

Robert Lee Halcomb  
Robert Lee Halcomb

State of Oregon  
County of

This instrument was acknowledged before me on \_\_\_\_\_, 2006 by Robert Lee Halcomb.

See Attached  
(Notary Public for Oregon)

My commission expires \_\_\_\_\_

TOTAL P.09

26.00

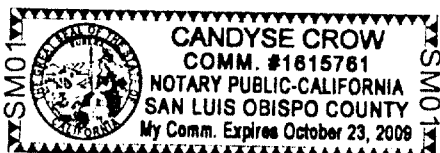


## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA

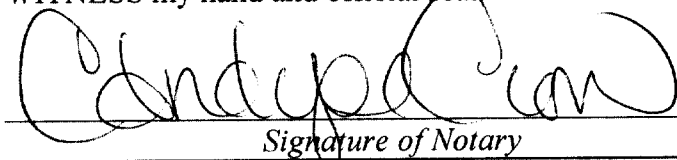
County of SAN LUIS OBISPO

On January 23, 2006 before me, CANDYSE CROW/NOTARY PUBLIC, personally appeared ROBERT LEE HALCOMB,



☐ personally known to me - **OR** - ☒ 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.

WITNESS my hand and official seal.

  
Signature of Notary

### OPTIONAL

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

#### CAPACITY CLAIMED BY SIGNER (PRINCIPAL)

- ☒ Individual  
☐ Corporate Officer

Title

- ☐ Partner(s) ☐ Limited  
☐ General

- ☐ Attorney-in-Fact  
☐ Trustee(s)  
☐ Guardian/Conservator  
☐ Other:

#### DESCRIPTION OF ATTACHED DOCUMENT

STATUTORY WARRANTY DEED

*Title or Type of Document*

1

*Number of Pages*

*Date of Document*

**Absent Signer (Principal) is Representing:**

*Signer(s) Other Than Name(s) Above*