

M06-14364

Klamath County, Oregon

07/17/2006 03:44:04 PM

Pages 3 Fee: \$31.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

City of Malin

P.O. Box 61
Malin, OR 97632

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

City of Malin

Address as shown above.

File No.: 7021-850779 (MTA)

Date: July 14, 2006

STATUTORY WARRANTY DEED

KENNETH H. DUNCAN and EVELYN R. DUNCAN, husband and wife, Grantor, conveys and warrants to **CITY OF MALIN, an Oregon municipal corporation**, Grantee, the following described real property:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

This property is free from liens and encumbrances, EXCEPT:

1. The **2006-'07** Taxes, a lien not yet payable.
2. 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 **\$73,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

Dated this 14th day of July, 2006.

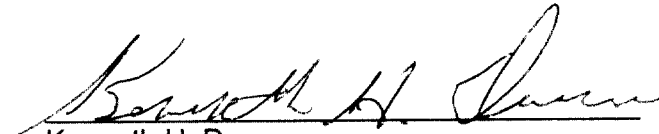
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APN: 891438

Statutory Warranty Deed
- continued

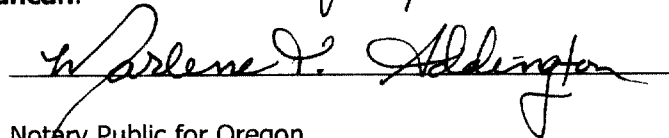
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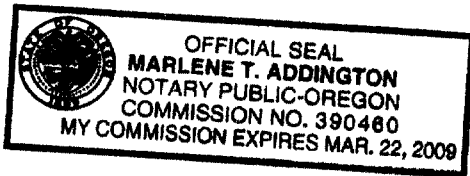

Kenneth H. Duncan


Evelyn R. Duncan

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 17th day of July, 2006
by **Kenneth H. Duncan and Evelyn R. Duncan.**


Notary Public for Oregon
My commission expires: March 22, 2009



APN: **891438**

Statutory Warranty Deed
- continued

File No.: **7021-850779 (MTA)**
Date: **07/14/2006**

EXHIBIT A

LEGAL DESCRIPTION:

Parcel 2 of Land Partition 86-05, situated in the SE1/4 of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.