

MT81956-DS

THIS SPACE R

2008-004694

Klamath County, Oregon



03/31/2008 03:25:13 PM

Fee: \$21.00

After recording return to:

DON A. DUMBECK

332 N 9th St.

Klamath Falls, OR 97601

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

DON A. DUMBECK

332 N 9th St.

Klamath Falls, OR 97601

Escrow No. MT81956-DS

Title No. 0081956

SWD

STATUTORY WARRANTY DEED

WILLIS C. DUNCAN, Grantor(s) hereby convey and warrant to DON A. DUMBECK and VICKIE L. DUMBECK, 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:

The Northeasterly 40 feet of the following described parcel, to-wit:

Beginning at a point 560 feet North 51 degrees 15' West of a point 60 feet North 38 degrees 45' East of the Northeast corner of Block 12, Original Town, City of Klamath Falls; thence North 51° 15' West 61 feet; thence North 38° 45' East 120 feet; thence South 51° 15' East 61 feet; thence South 38° 45' West 120 feet, less a strip 5 feet wide off of the Northwestern side, heretofore conveyed to the city of Klamath Falls, said premises being situated in Lot 6, Block 51, NICHOLS ADDITION to the City of Klamath Falls, and said parcel herein conveyed having a frontage of 40 feet on Jefferson Street and a depth, exclusive of a strip conveyed to the City of Klamath Falls, of 56 feet.

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 \$65,000.00.

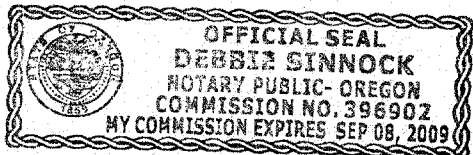
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.

Dated this 28 day of March, 2008

WILLIS C. DUNCAN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 3-28, 2008 by WILLIS C. DUNCAN.



(Notary Public for Oregon)

My commission expires 9-8-09

21 AMT