

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Jack Sr &amp; Mildred Duke

1695 Arthur St

North Bend, OR 97459

Grantor's Name and Address

Kenneth &amp; Cynthia Duke

2131 Myrtle Ave

Coos Bay, Or 97420

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Jack Sr &amp; Mildred Duke

1695 Arthur St

North Bend, OR 97459

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Jack Sr &amp; Mildred Duke

1695 Arthur St

North Bend, OR 97459

2009-007312

Klamath County, Oregon



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05/27/2009 09:13:58 AM

Fee: \$21.00

SPACE RES  
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RECORDE

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Jack Sr and Mildred Duke, husband and wife

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Jack Sr and Mildred Duke, husband and wife & Kenneth and Cynthia Duke, husband & wife, each an undivided one-half interest \*

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The North half of Lot 3, Block 3, First Addition to Antelope Meadows, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

1. Covenants, conditions and restrictions as shown on the recorded plat.
2. Set back provisions as delineated on the recorded plat, being 20 feet from the East lot line.
3. An 8 foot utility easement along Westerly lot line as shown on dedicated plat.
4. An easement created by instrument, subject to the terms and provisions thereof, dated April 8, 1974, recorded Volume M74, page 4307 microfilm records of Klamath County, Oregon in favor of Leslie L. Gump et ux for a non-exclusive easement 8 feet in width.

\* with the right of survivorship. Any deceased parties interest shall revert to the remaining interest holders or holder.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

None

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,000.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural.

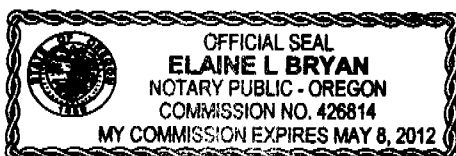
In witness whereof, the grantor has executed this instrument on May 21, 2009; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, County of Coos

This instrument was acknowledged before me on May 21, 2009

by JACK DUKE SR AND MILDRED DUKE



Elaine L. Bryan  
Notary Public for Oregon

My commission expires

May 8, 2012