2009-007789 Klamath County, Oregon

After Recording Return to: DONAVAN MICHAEL DUNCAN 1744 NE Gertz Rd.
Portland, OR. 97211
Until a change is requested all tax statements Shall be sent to the following address: DONAVAN MICHAEL DUNCAN ATE 66796

06/04/2009 03:09:16 PM

Fee: \$21.00

## WARRANTY DEED (INDIVIDUAL)

MITSUO OSHIRO and SUMIKO OSHIRO, herein called grantor, convey(s) to DONAVAN MICHAEL DUNCAN, herein called grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

LOT 3, BLOCK 16, TRACT NO. 1027, MT. SCOTT MEADOW, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.

CODE 008 MAP 3107-012AO TL 09500 KEY: 82369

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$4,500.00. (here comply with the requirements of ORS 93.930)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE LAWS AND REGULATIONS. 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, 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 SECTIONS 2, 3 AND 5 TO 22 OF CHAPTER 424, OREGON LAWS 2007.

Dated May 26, 2009.	<b>\</b>	
	putous Ost	iro
	MITSUO OSHIRO	
	Sumiko Oshiro	
	SUMIKO OSHIRO	et e
STATE OF Hawaii , Cou	inty of Honoluly ss.	MANDAD TO
On JUN 2 2009 , 20	09 personally appeared the above named MITSUO OSH	IRO and SUMIKO
On JUN & ZUUS , 20	egoing instrument to be their voluntary act and deed.	PUBLIC
OSHIKO and acknowledged the for		= 45
This document is filed at the request	of:	No. 95-482
	Before me:	OF HAWAIIN
Menan	Notary Public for Hawaii My commission expires: 11392011	MAMMIN
TITLE & ESCROW, INC.	My commission expires. The first	- ANEILLE
	Document Official Seal UNKNOW) * Pages:	WILL WAND
525 Main Street		A
Klamath Falls, OR 97601 Order No.: 66796MS	Notary Name: J. MANDAPAT First Circuit	NOTARY
Order No.: 00770MS	Dac Description: Warranty Ocea	→ CBLIC :微 L
	$10^{\circ}$	WO. 95-483
	THE POPULATION OF THE PROPERTY OF THE POPULATION	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	. Ullungerit Jun 2 2009	OF HAWRING
SWS Vision Form SDD03OR Rev. 01/23/97	Learning Course	THIMM!