



06/04/2009 03:09:16 PM

Fee: \$21.00

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

**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 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, 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.

\_\_\_\_\_  
MITSUO OSHIRO  
\_\_\_\_\_  
SUMIKO OSHIRO  
SUMIKO OSHIRO

STATE OF Hawaii, County of Honolulu ss.

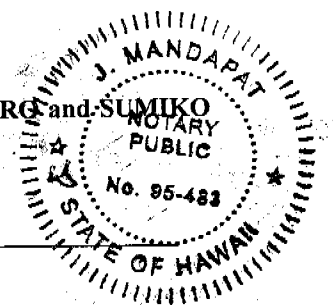
On JUN 2 2009, 2009 personally appeared the above named MITSUO OSHIRO and SUMIKO OSHIRO and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

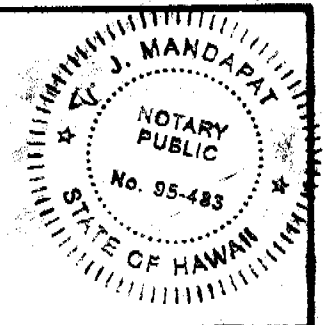


525 Main Street  
Klamath Falls, OR 97601  
Order No.: 66796MS

Before me: J. Mandapat  
Notary Public for Hawaii  
My commission expires: 11/24/2011



Document	Official Seal	unknown	# Pages:	1
Notary Name:	J. MANDAPAT	First Circuit		
Doc. Description:	Warranty Deed			
Notary Signature	<u>J. Mandapat</u>	Date	JUN 2 2009	



ATE 621