



2010-003441

Klamath County, Oregon

THIS SPACE



00081417201000034410020025

03/17/2010 03:22:52 PM

Fee: \$42.00

After recording return to:

SEAN W. JEANES

6582 MAGNOLIA BLVD.

FT. LOUIS, WA 98433

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

SEAN W. JEANES

6582 MAGNOLIA BLVD.

FT. LOUIS, WA 98433

Escrow No. MT87240-SH

Title No. 0087240

SWD-EM r.012910

STATUTORY WARRANTY DEED

DAVID LANCE DUTY and MARIE ANN DUTY, as tenants by the entirety, Grantor(s) hereby convey and warrant to SEAN W. JEANES and ASHLEY S. JEANES, 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:

Lot 17 in Block 60 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

*as tenants by the entirety

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 \$6,500.00.

42amt

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 11 day of March, 2010.

David Lance Duty
DAVID LANCE DUTY

Marie Ann Duty
MARIE ANN DUTY

State of Oregon
County of Benton

This instrument was acknowledged before me on March 11, 2010 by DAVID LANCE DUTY and MARIE ANN DUTY.

[Signature]
(Notary Public for Oregon)

My commission expires March 27, 2011

