

UTC 87271-MS

THIS SPACE

2010-005471

Klamath County, Oregon



05/10/2010 11:20:07 AM

Fee: \$37.00

After recording return to:

Daniel Duarte

11886 East Langell Valley Road

Bonanza, OR 97623

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

Daniel Duarte

11886 East Langell Valley Road

Bonanza, OR 97623

Escrow No. MT87271-MS

Title No. 0087271

SWD r.012910

STATUTORY WARRANTY DEED

Peter Alan Nevin and Malinda B. Nevin, as tenants by the entirety, Grantor(s) hereby convey and warrant to Daniel Duarte and Cathy Duarte, 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:

Parcel 3 of Land Partition 35-96, being a re-plat of Parcel No. 3 of Minor Land Partition No. 81-144, situated in the E1/2 SW1/4, and SW1/4 SE1/4 of Section 30 and in the NW1/4 NE1/4 of Section 31 in Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon.

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 **\$30,600.00**.

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, 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 7th day of May, 2010

Peter Alan Nevin
Peter Alan Nevin

Malinda B. Nevin by Peter A. Nevin
Malinda B. Nevin by Peter A. Nevin, her attorney in fact

State of Oregon
County of Klamath

This instrument was acknowledged before me on 5/7, 2010 by Peter Alan Nevin, individually and as attorney in fact for Malinda B. Nevin.

MA Stuart
(Notary Public for Oregon)

My commission expires 12/20/10



374mt