2010-011942 Klamath County, Oregon



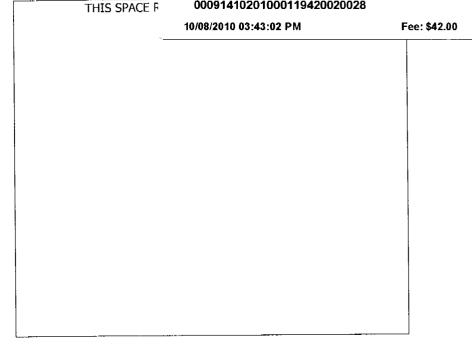


After recording return to: Eric Duarte and Nichole Duarte P.O. Box 6 Beatty, OR 97621

Until a change is requested all tax statements shall be sent to the following address: Eric Duarte and Nichole Duarte P.O. Box 6 Beatty, OR 97621

File No.: 7021-1628617 (SFK) Date: September 17, 2010

1st 1628617



STATUTORY WARRANTY DEED

Mobie Lee Kirk, Tinker Jesse Kirk, Toby Smith Kirk, not as tenants in common but with rights of survivorship, Grantor, conveys and warrants to Eric Duarte and Nichole Duarte, husband and wife, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

THE SOUTHEAST QUARTER OR GOVERNMENT LOTS 17, 18, 23, 24, 25, 26, 31 AND 32 OF SECTION 8, TOWNSHIP 36 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is \$95,000.00. (Here comply with requirements of ORS 93.030)

File No.: **7021-1628617 (SFK)**Date: **09/17/2010**

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

CHAPTER 85	55, OREGON LAWS 20	09.		
Dated th	nis <u> </u>	dobet	, 20/	
<u>Lloco</u> Mobie Lee	£. Kivik		Jinhon Jess Tinker Jesse Kirk	e Kirk
John S. Toby Smit	mith Kirk h Kirk			
STATE OF	Oregon))ss.		
County of	Klamath)		~
This instrum by Mobie L	nent was acknowledge ee Kirk and Tinker I	d before me on this Jesse Kirk and To		Det , 20 10
	OFFICIAL SEAL SARAH KNESS NOTARY PUBLIC — ORE COMMISSION NO. 409 IY COMMISSION EXPIRES OCT.	648 My com	Public for Oregon mission expires:	9010