

2010-011942

Klamath County, Oregon



00091410201000119420020028

10/08/2010 03:43:02 PM

Fee: \$42.00



THIS SPACE F

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)

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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.

Dated this 5 day of October, 20 10

Mobie Lee Kirk
Mobie Lee Kirk

Tinker Jesse Kirk
Tinker Jesse Kirk

Toby Smith Kirk
Toby Smith Kirk

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 5 day of October, 20 10
by **Mobie Lee Kirk and Tinker Jesse Kirk and Toby Smith Kirk.**



Sarah Kness
Notary Public for Oregon
My commission expires: 10/18/2010