



2013-000805
Klamath County, Oregon
01/22/2013 03:00:57 PM
Fee: \$47.00

After recording return to:

KURT A. DUFFY

2035 PORTLAND STREET

KLAMATH FALLS, OR 97601

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

KURT A. DUFFY

2035 PORTLAND STREET

KLAMATH FALLS, OR 97601

Escrow No. MT95853-SH

Title No. 0095853

SWD r.020212

STATUTORY WARRANTY DEED

SAMUEL D. PORTER and JULIE A. GILMAN, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

KURT A. DUFFY and SELENA R. DUFFY, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$435,000.00**.


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:

47 AMT

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 18th day of JANUARY, 2013


SAMUEL D. PORTER


JULIE A. GILMAN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Jan 18, 2013 by SAMUEL D. PORTER and JULIE A. GILMAN.





(Notary Public for Oregon)
My commission expires 11-18-15

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 7, Block 41 of HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and more particularly described as follows: Beginning at a point on the Northwestern line of Portland Street which is 50.0 feet Northeasterly from the Southwesterly corner of said Block 41; thence continuing Northeasterly along the Northwestern line of Portland Street a distance of 120.0 feet to a point; thence Northwesternly parallel with the Southwesterly line of Hillside Avenue a distance of 150.0 feet to a point; thence southwesterly parallel with the Northwesternly line of Portland Street a distance of 120.0 feet to a point; thence Southeasterly parallel with the Southwesterly line of Hillside Avenue a distance of 150.0 feet to the point of beginning.