



THIS SPACE RESERVED FOR

2013-012022
Klamath County, Oregon
10/24/2013 02:23:41 PM
Fee: \$42.00

After recording return to:

Thomas W. Duncan

3816 MCKENNA ST

Bakersfield, CA 93306

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

Thomas W. Duncan

3816 MCKENNA ST

Bakersfield, CA 93306

Escrow No. SB150077LR

Title No. 0099070

SWD r.020212

STATUTORY WARRANTY DEED

Michael C. Fresh and Cheri L. Scheelar,

Grantor(s), hereby convey and warrant to

Thomas W. Duncan and Dorothy A. Duncan, 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:

LOT 6 IN BLOCK 4 OF PLAT NO. 1056, WAGON TRAIL ACREAGES NO 1, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

The true and actual consideration for this conveyance is **\$235,000.00**.

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:

Return To:



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 23 day of October, 2013.

X Michael C. Fresh
Michael C. Fresh

X Cheri L. Scheelar
Cheri L. Scheelar

State of Oregon

County of ~~DESCHUTES~~ MARION

This instrument was acknowledged before me on October 23 2013 by Michael C. Fresh and Cheri L. Scheelar.

Innapfl
(Notary Public for Oregon)

My commission expires 3-5-17

