



2015-001431
Klamath County, Oregon
02/18/2015 11:38:58 AM
Fee: \$52.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon

GRANTOR:
Ronald R. Lutt
9045 SW Rebecca
Beaverton, OR 97008

GRANTEE:
John R. Duran and Michelle R. Duran
PO Box 660
Keno, OR 97627

SEND TAX STATEMENTS TO:
John R. Duran and Michelle R. Duran
PO Box 660
Keno, OR 97627

AFTER RECORDING RETURN TO:
John R. Duran and Michelle R. Duran
PO Box 660
Keno, OR 97627

Escrow No: 20130081823-FTPOR07

11990 Whispering Pines Drive
Keno, OR 97627

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Ronald R. Lutt, Grantor, conveys and warrants to

John R. Duran and Michelle R. Duran, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$60,000.00. (See ORS 93.030)

Subject to and excepting:

Save and Except: Taxes, covenants, conditions, restrictions, easements, rights of way, homeowners association assessments, if any, and other matters now of record.

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

20130081823-FTPOR07
Deed (Warranty-Statutory)

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: February 10, 2015

Ronald R. Lautt
Ronald R. Lautt

State of OREGON

COUNTY of Clackamas

This instrument was acknowledged before me on 2-10, 2015

by Ronald R. Lautt.

Robin L. Lorenzini
Notary Public - State of Oregon

My commission expires: 1-10-17



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Lot 4, Block 2, KENO WHISPERING PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being Lot 4, said Block;

SAVE AND EXCEPT:

Beginning at a 1/2" iron rod marking the Northwest corner of Lot 4 from which the Northwest corner of the NW1/4 SW1/4 of Section 6, Township 40 South, range 8 East of the Willamette Meridian, Klamath County, Oregon bears North 00° 03' 59" West, 300.14 feet; thence South 00° 03' 59" East, 322.00 feet to a 1/2" iron rod marking the Southwest corner of said Lot 4; thence East on the South line of said Lot 4, 203.00 feet to a 5/8" iron rod; and the true point of beginning of the following described tract; thence continuing East along the South line of said Lot 4 a distance of 203.00 feet; thence North 00° 03' 59" West 322.00 feet to a point on the North line of said Lot 4; thence West along the North line of said Lot 203.00 feet to the Northeast corner of that tract conveyed to John R. Duran by deed recorded in Volume M97, page 24854, Microfilm Records of Klamath County, Oregon; thence South 00° 03' 59" East along the East line of said Duran Tract 322.00 feet to the true point of beginning.

ALSO SAVE AND EXCEPT:

Beginning at a 1/2" iron rod marking the Northwest corner of said Lot 4 from which the Northwest corner of the NW1/4 SW1/4 of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon bears North 00° 03' 59" West, 300.14 feet; thence South 00° 03' 59" East, 322.00 feet to a 1/2" iron rod marking the Southwest corner of said Lot 4; thence East on the South line of said Lot 4, 203.00 feet to a 5/8" iron rod; thence North 00° 03' 59" West parallel with the West line of said Lot 4, 322.00 feet to a 5/8" iron rod on the North line of said Lot 4; thence West on said North line, 203.00 feet to the point of beginning.