

1st 2385687-MT



After recording return to:
Vernon John DuWell, II and Jaqueline
Ann DuWell
790 69th Street
Springfield, OR 97478

Until a change is requested all tax
statements shall be sent to the
following address:
Vernon John DuWell, II and Jaqueline
Ann DuWell
790 69th Street
Springfield, OR 97478

File No.: 7021-2385687 (MT)
Date: February 04, 2015

2015-001549

Klamath County, Oregon

02/20/2015 12:18:57 PM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Klaus G. Hanke and Brigitta A. Hanke, Trustees of the Hanke Family Trust dated March 30, 1990, Grantor, conveys and warrants to **Vernon John DuWell, II and Jaqueline Ann DuWell, husband and wife as tenants by the entirety**, 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:

W 1/2 of the W 1/2 of the E 1/2 of the E 1/2 of the NE 1/4 of Section 15, Township 30 South, Range 10 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 **\$11,000.00**. (Here comply with requirements of ORS 93.030)

F-
52.00

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 19TH day of FEBRUARY, 20 15.

Klaus G. Hanke and Brigitta A. Hanke,
Trustees of the Hanke Family Trust dated
March 30, 1990

Klaus G. Hanke TTE

Klaus G. Hanke, Trustee

Brigitta A. Hanke TTE
Brigitta A. Hanke, Trustee

STATE OF Colorado)
)ss.
County of BROOMFIELD)

This instrument was acknowledged before me on this 19TH day of FEBRUARY, 20 15
by as of Klaus G. Hanke and Brigitta A. Hanke, Trustees of the Hanke Family Trust dated March 30,
1990, on behalf of the .

Maia Whitaker

Notary Public for Colorado

My commission expires: 18 MARCH 2017

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MAIA WHITAKER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20054008994
MY COMMISSION EXPIRES MARCH 18, 2017