



2015-008311  
Klamath County, Oregon  
07/27/2015 09:50:47 AM  
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Don Manley Enterprises, LLC, an Oregon Limited

Liability Company

2367 South 6th Street

Klamath Falls, OR 97601

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

Don Manley Enterprises, LLC, an Oregon Limited

Liability Company

2367 South 6th Street

Klamath Falls, OR 97601

File No. 55641AM

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### STATUTORY WARRANTY DEED

**Richard T. Dudy and Jeanne S. Dudy, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Don Manley Enterprises, LLC, an Oregon Limited Liability Company ,**

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:

**Parcel 1:**

**All of Lot 8 in Lot 803, as shown on the plat of subdivision of Lot 803, ENTERPRISE TRACTS in Klamath County, Oregon, except that portion recorded July 23, 1943 in Volume 157 of Deeds, at page 108, records of Klamath County, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**Parcel 2:**

**Lots 1A, 1B and the Easterly 10 feet of Lot 1C, in Block 4 RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$190,734.00.

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:

**2015-2016 Real Property Taxes, a lien not yet due and payable.**

47AMT

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 21 day of July, 2015.

Richard T. Dudy  
Richard T. Dudy

Jeanne S. Dudy  
Jeanne S. Dudy

State of Oregon  
County of Klamath

On this 21 day of July, 2015, personally appeared before me the above named Richard T. Dudy and Jeanne S. Dudy, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.

Lisa Weatherby  
Notary Public for Oregon  
My Commission expires: 11/20/15

