



2016-001222  
Klamath County, Oregon  
02/08/2016 11:31:00 AM  
Fee: \$47.00

RECORDING REQUESTED BY:  
Fidelity National Title Company of Oregon

GRANTOR:  
Curtis L. Kelly  
740 Parkway Drive  
Kalispell, MT 59901

GRANTEE:  
Vern DuWell and Gregory Allan Randall and  
Jeffrey Brian Randall, not as tenants in common,  
but with the right of survivorship

SEND TAX STATEMENTS TO:  
Vern DuWell  
790 69th St.  
Springfield, OR 97478

AFTER RECORDING RETURN TO:  
Vern DuWell  
790 69th St.  
Springfield, OR 97478

Escrow No: 4615037471-FTEUG01

R-3010-015A0-00500-000  
R102793  
15-30-10-500  
Klamath County, OR

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## STATUTORY WARRANTY DEED

Curtis L. Kelly, Grantor, conveys and warrants to

*VP*  
*D.K.*  
*JR*  
**Vern DuWell and Gregory Allan Randall and Jeffrey Brian Randall, not as tenants in common, but with the right of survivorship**, 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 E1/2 of the E1/2 of the W1/2 of the E1/2 of the NE1/4 of Section 15, Township 30, South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS **\$12,000.00**. (See ORS 93.030)

### Subject to and excepting:

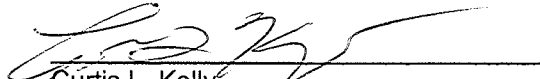
Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

**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**

4615037471-FTEUG01  
Deed (Warranty-Statutory)

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.

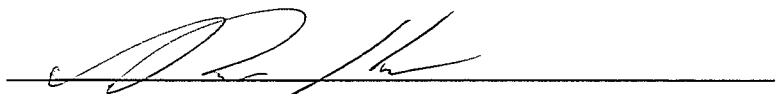
DATED: 1-28-16

  
Curtis L. Kelly

State of AZ

COUNTY of Pima

This instrument was signed and acknowledged before me on JANUARY 28, 2016, by CURTIS L. KELLY.



Notary Public - State of AZ

My commission expires: 2024-19

