



2016-007548
Klamath County, Oregon
07/18/2016 09:17:39 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

John J. Dura and Joanne L. Dura

9868 Buesing Road

Klamath Falls, OR 97603

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

John J. Dura and Joanne L. Dura

9868 Buesing Road

Klamath Falls, OR 97603

File No. 104107AM

STATUTORY WARRANTY DEED

Theresa L. Ross, Trustee, of the Frances M.A. Gearhard Trust dated March 12th, 2015

Grantor(s), hereby convey and warrant to

John J. Dura and Joanne L. Dura, 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:

A parcel of land situated in the N1/2 NE1/4 of Section 5, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a 5/8" iron rod marking the Northeast corner of said Section 5; thence South 00° 47' 40" East a distance of 1321.07 feet to a 5/8" iron rod marking the Southeast corner of the N1/2 NE1/4 of said Section 5; thence North 89° 57' 47" West a distance of 2130.69 feet along the South line of said N1/2 NE1/4; thence North 00° 37' 30" West 1320.98 feet to a point on the North line of the NE1/4 of said Section 5; thence South 89° 57' 50" East 2126.78 feet to the point of beginning.

TOGETHER WITH an easement for ingress and egress as delineated on the face of Map of Survey Major Partition 16-84.

The true and actual consideration for this conveyance is \$308,000.00.

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:

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 15th day of July, 2016

Theresa L. Ross, Trustee, of the Frances M.A. Gearhard Trust dated March 12th, 2015

By: [Signature]
Theresa L. Ross, Trustee

State of Oregon} ss.
County of Klamath}

On this 15 day of July, 2016, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Theresa L. Ross, Trustee known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Frances M.A. Gearhard Trust dated March 12th, 2015, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Twila Jean Pellegrino
Notary Public for the State of Oregon»
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018

