

Scott MacArthur
Returned at Counter

2016-009961

Klamath County, Oregon



00192541201600099610010017

09/20/2016 11:16:44 AM

Fee: \$42.00

WARRANTY DEED

Donavan Michael Duncan
723 Doty Street
Klamath Falls, OR 97603
Grantor

Bryona Morales
P.O. Box 698
Chiloquin, OR 97624
Grantee

After recording return to and send all tax statements to
Grantee

KNOW ALL MEN BY THESE PRESENTS, that DONAVAN MICHAEL DUNCAN, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to BRYONA MORALES, hereinafter called grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:


Lot 3, Block 16, Tract No. 1027, MT. SCOTT MEADOW, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Map/Tax/Lot R-3107-012A0-09500-000;

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.
The true consideration for this conveyance is other than money.

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.

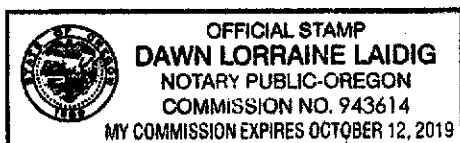
Dated this 20 day of September, 2016.


Donavan Michael Duncan

STATE OF OREGON County of Klamath)ss.

Personally appeared the above named Donovan Michael Duncan and acknowledged the foregoing instrument to be his voluntary act and deed.

(SEAL)



Before me: 
Notary Public for Oregon
My Commission Expires: 10/12/19