



2017-000403

Klamath County, Oregon

01/17/2017 11:47:08 AM

Fee: \$47.00

THIS SPACE RES

After recording return to:

John R. Duran and Michelle R. Duran

P. O. Box 660

Keno, OR 97627

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

John R. Duran and Michelle R. Duran

P. O. Box 660

Keno, OR 97627

File No. 139606AM

STATUTORY WARRANTY DEED

Harvey Edward Dunlap Jr., and Peggy Ann Dunlap,

Grantor(s), hereby convey and warrant to

John R. Duran and Michelle R. Duran, 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 part of Lots 21 and 22, Block 21, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 75 feet Southeasterly from the Southwest corner of Lot 23 of Block 21, Industrial Addition to the City of Klamath Falls, Oregon; thence Northeasterly along the lot lines of Lots 20 and 21 and at right angles with Martin Street 50 feet; thence Northwesterly and parallel with Martin Street 37 1/2 feet; thence Southwesterly and parallel with Oak Avenue 50 feet to the North line of Martin Street; thence Southeasterly along the North line of Martin Street 37 1/2 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$10,000.00**.

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 13th day of January, 2017

Harvey Edward Dunlap, Jr.
Harvey Edward Dunlap, Jr.

Peggy Ann Dunlap
Peggy Ann Dunlap

State of Washington, ss
County of Pierce

On this 13th day of January, 2017, before me, Alisha S Jamison a Notary Public in and for said state, personally appeared*, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

*Harvey Edward Dunlap, Jr. and Peggy Ann Dunlap

Alisha S Jamison
Notary Public for the State of Washington
Residing at: Tacoma, WA 98444
Commission Expires: Jul 21 2017

