

2017-010253

Klamath County, Oregon

09/11/2017 03:24:00 PM

Fee: \$47.00

RECORDING REQUESTED BY:

PO Box 5017
Klamath Falls, OR 97601

GRANTEE'S NAME:

Steven M. Duenes and Sheri L. Duenes

AFTER RECORDING RETURN TO:

Order No.: WT0143428-CAM
Steven M. Duenes and Sheri L. Duenes
153363 Hackamore Lane
La Pine, OR 97739

SEND TAX STATEMENTS TO:

Steven M. Duenes and Sheri L. Duenes
153363 Hackamore Lane
La Pine, OR 97739

APN: R127749

Map: R2309-001AO-02900-000
153363 Hackamore Lane, La Pine, OR 97739

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Susan Louise Lathrop, Successor of the Estate of Donald Dewayne Lathrop Sr., deceased and Susan Louise Lathrop, Grantor, conveys and warrants to Steven M. Duenes and Sheri L. Duenes, as tenants by the entirety, 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:

Lot 5, Block 3, Wagon Trail Acreages No. 1, according to the official plat thereof filed in the office of the County Clerk, Klamath County, Oregon

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED NINETY-NINE THOUSAND AND NO/100 DOLLARS (\$199,000.00). (See ORS 93.030).

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.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: September 11 2017

Susan Louise Lathrop as claiming successor for the estate of Donald Lathrop Sr

BY: Susan Louise Lathrop
Susan Louise Lathrop

Claiming Successor

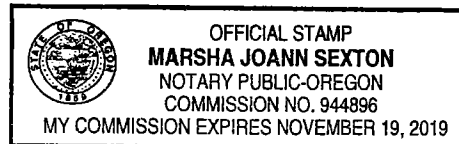
Susan Louise Lathrop
Susan Louise Lathrop

State of OREGON
County of Clatsop

This instrument was acknowledged before me on September 11, 2017 by Susan Louise Lathrop, as Claiming Successor for the Estate of Donald Dewayne Lathrop Sr., deceased.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 11-19-19



State of OREGON
County of Clatsop

This instrument was acknowledged before me on September 11, 2017 by Susan Louise Lathrop,

[Signature]
Notary Public - State of Oregon

My Commission Expires: 11-19-19

