



THIS SPACE RESERVED FOR

2018-011957

Klamath County, Oregon

10/01/2018 01:34:00 PM

Fee: \$87.00

After recording return to:

Lonnie Seward and Jonna Brown

22757 Bliss Road

Sprague River, OR 97639

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

Lonnie Seward and Jonna Brown

22757 Bliss Road

Sprague River, OR 97639

File No. 255613AM

STATUTORY WARRANTY DEED

Michael L. Duke, Sr. and J. Becky Duke, Trustees or their Successors in Trust under the Duke Living Trust, U.A.D. April 16, 2001,

Grantor(s), hereby convey and warrant to

Lonnie Seward and Jonna Brown, 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:

That portion of the following described property lying East of Squaw Flat Road.

The N1/2 of the SE1/4 of the SW1/4 of Section 22, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, Excepting therefrom:

A parcel of land for road purposes in Section 22, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being 30 feet measured at right angles on either side of the following described center line:

Beginning at the Section Corner common to Sections 14, 15, 22 and 23, Township 36 South, Range 10 East of the Willamette Meridian; thence South 89°30' West along the North Section line of Section 22, 1232.52 feet to the intersection with the center line of said road which is Engineers Station 41 + 39.56, said station is 42.5 feet at right angles to the power line as it is presently constructed and is the true point of beginning of this description; thence South 24°43' West along a line parallel with, and 42.5 feet from said power line 4595.64 feet to Engineer's Station 87 + 35.20 which is the beginning of a 4° curve to the left; thence leaving said power line and along the arc of said 4° curve 826.80 feet to Engineer's Station 95 + 62.00 which is the end of said curve; thence South 8°21'20" East 552.30 feet, more or less to the South line of Section 22, Township 36 South, Range 10, East of the Willamette Meridian.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3610-02200-01801-000

The true and actual consideration for this conveyance is \$95,000.00.

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:

2018-2019 Real Property Taxes, a lien not yet due and payable.



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.

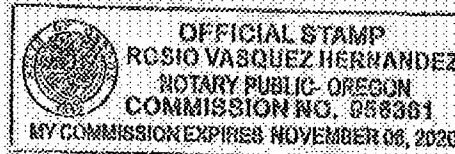
Dated this 28 day of September, 2018.

Michael L. Duke, Trustee

Michael L. Duke, Sr., Trustee
The Duke Living Trust

J. Becky Duke, Trustee

J. Becky Duke, Trustee
The Duke Living Trust



State of OREGON ss.

County of Klamath

On this 28 day of September, 2018, before me, a Notary Public in and for said state, personally appeared Michael L. Duke, Sr. and J. Becky Duke known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Duke Living Trust, 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.

[Signature]
Notary Public for the State of OREGON»

Residing at: Klamath

Commission Expires: Nov 06, 2020