



THIS SPACE RESERVED FOR

2018-013634

Klamath County, Oregon

11/08/2018 11:48:01 AM

Fee: \$87.00

After recording return to:

Staunton Holdings LLC, an Oregon Limited Liability
Company

25010 Old Midland Hwy

Malin, OR 97632

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

Staunton Holdings LLC, an Oregon Limited Liability
Company

25010 Old Midland Hwy

Malin, OR 97632

File No. 259444AM

STATUTORY WARRANTY DEED

**Arnott K. Duncan and Kathleen Duncan,
Trustees of the Duncan Family Trust,**

Grantor(s), hereby convey and warrant to

Staunton Holdings LLC, an Oregon Limited Liability Company,

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:

**All of Lots 2 and 7 and that portion of Lots 1 and 8 lying in and corresponding to the SE1/4 NE1/4 of Section
11, Township 41 South, Range 11 East of the Willamette Meridian, said tract also being described as S1/2
NE1/4 of Section 11, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County,
Oregon.**

The true and actual consideration for this conveyance is \$357,272.69.

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:

627.

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 24TH day of OCTOBER, 2018.

Duncan Family Trust

By:

Arnot K. Duncan
Arnot K. Duncan, Trustee

By:

Kathleen Duncan, Trustee
Kathleen Duncan, Trustee

State of AZ } ss
County of Maricopa }

On this 24th day of October, 2018, before me, Jacqueline Cuen a Notary Public in and for said state, personally appeared Arnot K. Duncan and Kathleen Duncan, Trustees of the Duncan Family Trust, 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.

Jacqueline Cuen
Notary Public for the State of AZ
Residing at: Coolidge, AZ
Commission Expires: 6/16/19

