



THIS SPACE RESERVED FOR

2018-014556

Klamath County, Oregon

12/04/2018 02:46:01 PM

Fee: \$87.00

After recording return to:

David M. Duenas

65808 E Highway 140

Bly, OR 97622

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

David M. Duenas

65808 E Highway 140

Bly, OR 97622

File No. 265261AM

STATUTORY WARRANTY DEED

**Eselener O. Williams, Johnnie L. Wellons, Jimmie L. Wellons,
not as tenants in common but with full rights of survivorship,**

Grantor(s), hereby convey and warrant to

David M. Duenas,

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 portion of the N1/2 of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 1/2" iron pin on the West line of the NE1/4 of said Section 7, said point being North 657.35 feet from the Southwest corner of the NE1/4 of said Section 7; thence North 89°37'09" East 397.51 feet to a 1/2" iron pin; thence North 451.66 feet to a 1/2" iron pin on the Southerly right of way line of Oregon Highway #140; thence North 56°00'00" West along said right of way line 1288.60 feet to a 1/2" iron pin; thence South 1179.34 feet to a 1/2" iron pin; thence North 89°37'09" East 670.81 feet to the point of beginning.

The true and actual consideration for this conveyance is \$108,000.00.

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:

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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 30th day of NOVEMBER, 2018.

Esefener O. Williams
Esefener O. Williams

Johnnie L. Wellons
Johnnie L. Wellons

Jimmie L. Wellons
Jimmie L. Wellons

State of California } ss
County of RIVERSIDE

On this 30th day of November, 2018, before me, Dorothy J. Williams a Notary Public in and for said state, personally appeared Esefener O. Williams, Johnnie L. Wellons and Jimmie L. Wellons, 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.

Dorothy J. Williams
Notary Public for the State of California
Residing at: Hemet California
Commission Expires: 3-18-2019

