



THIS SPACE RESERVED FOR

2018-015430

Klamath County, Oregon

12/28/2018 10:02:01 AM

Fee: \$87.00

After recording return to:

Criss Duncan

P.O. Box 64

Malin, OR 97632 Malin, OR 97632

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

Criss Duncan

P.O. Box 64

Malin, OR 97632 Malin, OR 97632

File No. 271650AM

STATUTORY WARRANTY DEED

Eileen L. Wallenhorst,

Grantor(s), hereby convey and warrant to

Criss Duncan,

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:

PARCEL 1

Unsurveyed Parcel 1 of Land Partition 35-10 situated in the N1/2 SE1/4 of Section 36, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon March, 2011 for Lawful Creation, recorded April 20, 2011, more particularly described as follows:

The N1/2 SE1/4 of Section 36, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the West 435 feet of the NW1/4 SE1/4 of said Section 36.

PARCEL 2

A portion of the S1/2 SE1/4 of Section 36, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point that is 647.40 feet East of the Southwest corner of the NW1/4 SE1/4 of Section 36, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence East (along the 1/16 line) approx 1992.6 feet to the section line common to Section 36 and Section 6; thence South approx 200 feet to the Northerly right of way line of Paygr Way (County Road 1113); thence Westerly along the Northerly right of way line of Paygr Way (County Road 1113) to a point that is 65 feet South of the point of beginning; thence North 65 feet to the point of beginning.

The true and actual consideration for this conveyance is \$216,000.00.

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 21 day of December, 2018

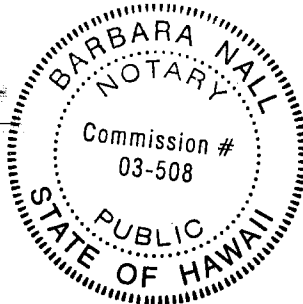
Eileen L Wallenhorst

Eileen L Wallenhorst

State of Hawaii } ss
County of Honolulu }

On this 21 day of December, 2018, before me, Barbara Nall a Notary Public in and for said state, personally appeared Eileen L. Wallenhorst, 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.

Barbara Nall
Notary Public for the State of Hawaii
Residing at: Kaneohe, HI
Commission Expires: 9-07-2019



Doc. Date: - # Pages: 2
Notary Name: Barbara Nall First Circuit
Doc. Description: Statutory
Warranty Deed
Barbara Nall 12-21-18
Notary Signature Date

