



00238031201900033080020029

03/26/2019 09:40:28 AM

Fee: \$87.00

After recording return to:  
Daniel M. Hinrichs, P.C.  
590 Commercial Avenue  
Coos Bay, OR 97420

Send tax statements to:  
Kenneth and Cynthia Duke  
2131 Myrtle Avenue  
Coos Bay, OR 97420

## WARRANTY DEED

Jack Sr. and Mildred Duke, husband and wife, Grantors convey and warrants their one-half interest to Kenneth and Cynthia Duke, husband and wife, tenants by the entirety, Grantees, the following described real property:

The North half of Lot 3, Block 3, First addition to Antelope Meadows, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantors hereby covenants to and with Grantees and Grantees' heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except:

## SUBJECT TO AND EXCEPTING:

1. Covenants, conditions and restrictions as shown on the recorded plat.
2. Set back provisions as delineated on the recorded plat, being 20 feet from the East lot line.
3. An 8 foot utility easement along Westerly lot line as shown on dedicated plat.
4. An easement created by instrument, subject to the terms and provisions thereof, dated April 8, 1974, recorded Volume M74, page 4307 microfilm records of Klamath County, Oregon in favor of Leslie L. Gump et ux for a non-exclusive easement 8 feet in width.

and that Grantors will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration for this conveyance in the terms of dollars is NONE.

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, OF 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 20 day of March, 2019

JACK DUKE SR.

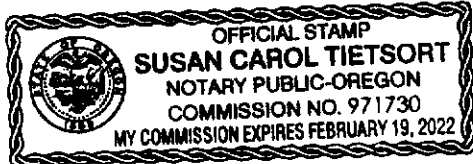
MILDRED DUKE

STATE OF OREGON       )  
                                      ) ss.  
County of Coos        )

Dated: March 20, 2019

Personally appeared the above-named JACK DUKE SR. and MILDRED DUKE and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:



Susan C. Tietsort  
Notary Public for Oregon