



THIS SPACE RESERVED FOR

2019-007098

Klamath County, Oregon

06/24/2019 03:24:02 PM

Fee: \$87.00

After recording return to:

Rachel Shonee Duarte

5759 Tingley Ln.

Klamath Falls, OR 97601

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

Rachel Shonee Duarte

5759 Tingley Ln.

Klamath Falls, OR 97601

File No. 296091AM

### STATUTORY WARRANTY DEED

**Robert McCollough and Donald Ambers Jr. and Janet Ambers, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Rachel Shonee Duarte,**

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 tract of land in the NE1/4 of the NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at an iron pin on the Westerly right of way line of Summers Lane which lies South 89° 40' West a distance of 30 feet and North 1° 12' West along said right of way line of Summers Lane a distance of 1153.40 feet from an iron pin in the center of Summers Lane that marks the Southeast Corner of the NE1/4 of the NE1/4 of said Section 10; running thence continuing North 1° 12' West along said right of way line a distance of 72.5 feet to an iron pin; thence South 89° 40' West a distance of 240 feet to a point; thence South 1° 12' East a distance of 72.5 feet to a point; thence North 89° 40' East a distance of 240 feet to the point of beginning.**

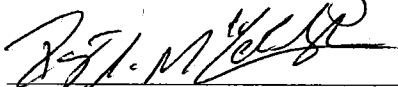
The true and actual consideration for this conveyance is \$150,000.00.

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:

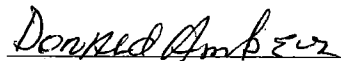
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BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 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.

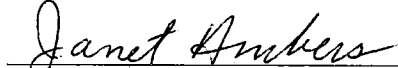
Dated this 14 day of June, 2019



Robert McCollough



Donald Ambers Jr.



Janet Ambers

State of Oregon } ss  
County of Klamath }

On this 14 day of June, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared Robert McCollough and Donald Ambers Jr. and Janet Ambers, 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.



Notary Public for the State of Oregon

Residing at: Klamath County

Commission Expires: 3/15/22

