



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kelly A. Dupuis and Ronald D. Dupuis

10071 E Langell Valley Rd

Bonanza, OR 97623

2019-007159

Klamath County, Oregon



00242726201900071590030031

06/25/2019 12:16:25 PM

Fee: \$92.00

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

Kelly A. Dupuis and Ronald D. Dupuis

10071 E Langell Valley Rd

Bonanza, OR 97623

File No. 252369AM

Returned at Counter

STATUTORY WARRANTY DEED

Michael M. Hubbard, Jodie A. Grohs and Polli L. Keys,
subject to a life estate to James M. Hubbard,

Grantor(s), hereby convey and warrant to

Kelly A. Dupuis and Ronald D. Dupuis, as Tenants by the Entirety,

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:

Lots 11 and 12, Block 20, FIRST ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

AND THE ADDITIONAL PARCELS ON THE ATTACHED EXHIBIT A attached hereto and made a part hereof.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3911-010CA-06600-000

R-3911-010CA-07100-000

R-3911-019CA-07500-000

R-3911-019CA-07200-000

This deed is being recorded to correct the legal description on Volume 2018 at page 010831 which did not contain all the real property parcels.

The true and actual consideration for this conveyance is \$80,000.00.

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:

EXHIBIT A

PARCEL 1

Lots 1 through 5, Block 20, FIRST ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ALSO that portion of Central Street and Mills Street vacated by order of vacation recorded April 9, 1958 in Volume 298, page 517, Records of Klamath County, Oregon.

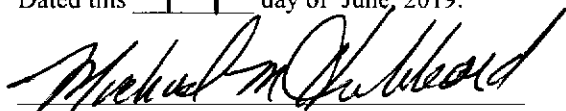
EXCEPTING THEREFROM Lot 1 any portion thereof conveyed to Klamath County, State of Oregon by Warranty Deed recorded March 8, 2012 in Instrument No. 2012-002465

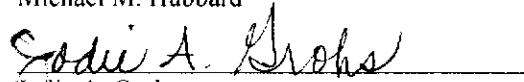
PARCEL 2


A triangular parcel of land in FIRST ADDITION TO BONANZA, lying North of North Street, Southeast of Mills Street, and West of the East line of First Addition to Bonanza, ALSO that portion of Central Street and Mills Street vacated by order of vacation recorded on April 9, 1958 in Volume 298, page 517, Records of Klamath County, Oregon.

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 17 day of June, 2019.

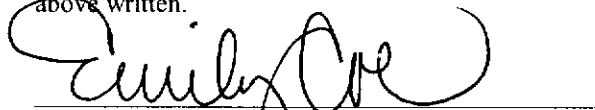

Michael M. Hubbard

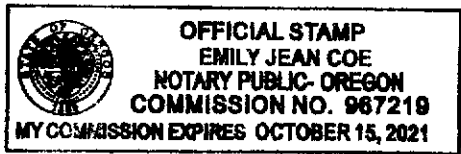

Jodie A. Grohs


Polli L. Keys

State of Oregon } ss
County of Klamath }

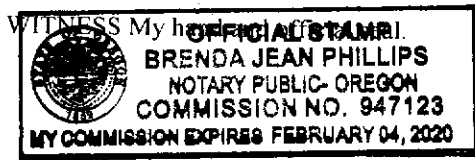
On this 17 day of June, 2019, before me, Emily Jean Coe a Notary Public in and for said state, personally appeared Michael M. Hubbard / ~~Jodie A. Grohs~~ / ~~Polli L. Keys~~, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me 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 Falls OR
Commission Expires:



State of Oregon
County of Klamath

On this 14 th day of June , 2019, personally appeared before me the above named Jodie A. Groths, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

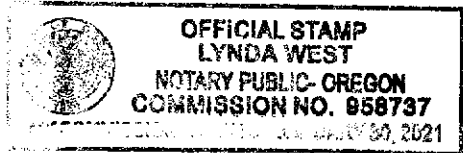
WITNESS My hand and official seal.


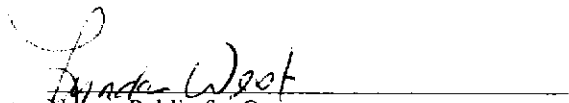

Notary Public for Oregon
My Commission expires: February 4, 2020

State of Oregon
County of Klamath

On this 21 day of June , 2019 , personally appeared before me the above named Polli L. Keys, and acknowledged the foregoing instrument to be his/her/their voluntary act and deed.

WITNESS My hand and official seal.




Notary Public for Oregon
My Commission expires: 1-30-21

