



THIS SPACE RESERVED FOR

2019-007297

Klamath County, Oregon

06/28/2019 11:58:02 AM

Fee: \$87.00

After recording return to:
Scott Shaull and Janel Shaull
11011 Miracle Dr
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:
Scott Shaull and Janel Shaull
11011 Miracle Dr
Klamath Falls, OR 97603
File No. 298621AM

STATUTORY WARRANTY DEED

Louis A. Du'Brey and Heidi Du'Brey,

Grantor(s), hereby convey and warrant to

Scott Shaull and Janel Shaull, 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:

A tract of land situated in the SE1/4 NW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

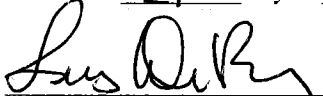
Beginning at a point on the East right of way line of Pine Grove Road, said point being North 89°54' East 30.00 feet and North 00°06'00" East 491.28 feet from the center West 1/16 corner (S.W. corner of said SE1/4 NW1/4) of said Section 9; thence continuing North 00°06'00" East, along said right of way line; 200.64 feet; thence leaving said right of way line, South 89°13' East 222.69 feet; thence South 00°52'00" West 200.95 feet; thence North 89°08'00" West (North 89°13' West by Deed Volume M76 at page 4147, as recorded in the Klamath County Deed Records) 220.00 feet to the point of beginning, being a tract of land situated in the SE1/4 NW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is \$392,000.00.

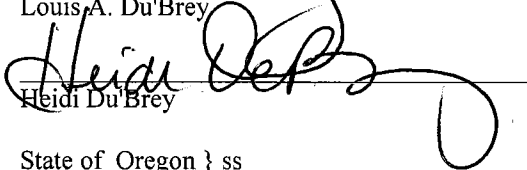
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 27 day of June, 2019.

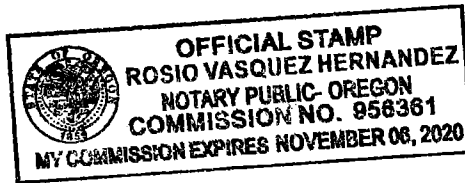


Louis A. Du'Brey



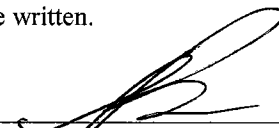
Heidi Du'Brey

State of Oregon } ss
County of Klamath }



On this 27 day of June, 2019, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Louis A. Du'Brey and Heidi Du'Brey, 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: Nov 06, 2020