

2019-008111

Klamath County, Oregon



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07/18/2019 02:34:13 PM

Fee: \$97.00

Returned at Counter

RECORDING REQUESTED BY:
Richard T. Dudy

INSTRUMENT PREPARED BY:
Richard T. Dudy
3511 Evergreen Drive
Klamath Falls, Oregon 97603

RETURN DEED TO:
Richard T. Dudy
3511 Evergreen Drive
Klamath Falls, Oregon 97603

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SEND TAX STATEMENTS TO:
Richard T. Dudy
3511 Evergreen Drive
Klamath Falls, Oregon 97603

Tax Parcel ID/APN # R530606 Map No.
R-3909-004AA-04700-000 and R414796
Map. No. R-3809-033BB-04300-000

SPECIAL WARRANTY DEED FOR OREGON

STATE OF OREGON
COUNTY OF KLAMATH

THIS DEED is made this day of July 1, 2019 by and between the "**Grantor**,"

Don Manley Enterprises LLC, a business, having a mailing address at 5711 S. Sixth Street, Klamath Falls, Oregon 97603 and represented by its authorized agent,

AND the "**Grantees**,"

Richard T. Dudy, a married individual residing at 3511 Evergreen Drive, Klamath Falls, Oregon 97603

Jeanne S. Dudy, a married individual residing at 3511 Evergreen Drive, Klamath Falls, Oregon 97603

Consideration \$1.00

Grantor hereby conveys and specially warrants to Grantees the following described real estate (the "**Property**") in Klamath county, Oregon, free of encumbrances created or suffered by Grantor except as specifically set forth herein:

Property Address: 2367 S. Sixth Street and 1330 Klamath Avenue, Klamath Falls, Oregon 97601

Legal Description: Parcel 1: All of Lot 8 in Lot 803, as shown on the plat of subdivision of Lot 803, ENTERPRISE TRACTS in Klamath County, Oregon, except that portion recorded July 23, 1943 in volume 157 of Deeds, at page 108, records of Klamath County, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Legal Description: Parcel 2: Lots 1A, 1B and the Easterly 10 feet of Lot 1C, in Block 4 RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

This Deed conveys after-acquired title. Grantor warrants that Grantor has not done or suffered anything to encumber the property.

The true consideration for this conveyance is one dollar (\$1.00).

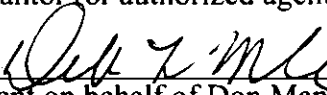
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007; SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009; AND SECTIONS 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.

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantor signed, sealed, and delivered this special warranty deed to Grantees on
7/1/19 (date).

Grantor (or authorized agent)

x/ , as
agent on behalf of Don Manley Enterprises
LLC

Print Name: DONALD L MANLEY

NOTARY ACKNOWLEDGMENT

OREGON
COUNTY OF KLAMATH

On July 1, 2019 before me, Donald Manley, personally appeared as agent on behalf of **Don Manley Enterprises LLC**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: May 20, 2022



Notary Public, Oregon

