



THIS SPACE RESERVED FOR

2019-013439

Klamath County, Oregon

11/18/2019 01:27:02 PM

Fee: \$87.00

After recording return to:

Richard DeVries and Kay DeVries

26264 Sprague River Rd.

Sprague River, OR 97639

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

Richard DeVries and Kay DeVries

26264 Sprague River Rd.

Sprague River, OR 97639

File No. 274405AM

STATUTORY WARRANTY DEED

Duane Martin Ranches, L.P., a California limited partnership,

Grantor(s), hereby convey and warrant to

Richard DeVries and Kay DeVries, 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:

An area of land in Government Lot 15 of Section 13, Township 36 South, Range 10 East, of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

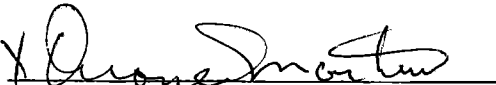
All of Government Lot 15 of said Section, lying Southerly of the centerline of the Sprague River Highway.

The true and actual consideration for this conveyance is \$1,500.00.

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:

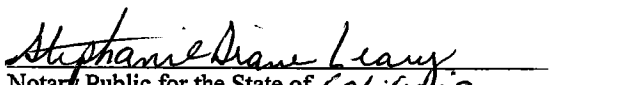
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 14 day of November, 2019.


Duane Martin

State of California ss
County of Amador

On this 14 day of Nov, 2019, before me, Stephanie Diane Leary a Notary Public in and for said state, personally appeared Duane F. Martin, Sr., General Partner of Duane Martin Ranches, L.P., ~~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 California
Residing at: 17008 Century Lane, Sutter Creek, CA
Commission Expires: June 12th, 2020 25625

