



THIS SPACE RESERVED FOR

2019-013737

Klamath County, Oregon

11/25/2019 10:14:01 AM

Fee: \$87.00

After recording return to:

Michael Duffin and Lidia Duffin, Trustees of The
Michael and Lidia Duffin Family Trust

5536 N. Hills Dr

Klamath Falls, OR 97603

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

Michael Duffin and Lidia Duffin, Trustees of The
Michael and Lidia Duffin Family Trust

5536 N. Hills Dr

Klamath Falls, OR 97603

File No. 333538AM

STATUTORY WARRANTY DEED

PR Klamath Oregon Limited Partnership,

Grantor(s), hereby convey and warrant to

Michael Duffin and Lidia Duffin, Trustees of The Michael and Lidia Duffin Family Trust,

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:

Lot 30 of Tract 1482-SKY RIDGE ESTATES PHASE 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$52,000.00.

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 21 day of November, 2019.

PR Klamath Oregon Limited Partnership

By: 

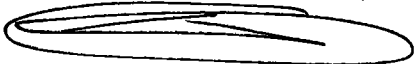
Ender Ilkay, President

State of British Columbia ss.

County of Vancouver }

X On this 21 day of November, 2019, before me, Kieran Morris a Notary Public in and for said state, personally appeared Ender Ilkay known or identified to me to be the partner(s) of the PR Klamath Oregon Limited Partnership that executed the foregoing instrument, and acknowledged to me that he/she/they executed the same in said Partnership name.

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 British Columbia

Residing at: Vancouver

Commission Expires: Non-Expiring

KIERAN MORRIS

Lawyer

MORRIS LAW

650 - 375 Water Street

Vancouver, BC V6B 5C6

778-819-8553

