



2020-000349
Klamath County, Oregon
01/10/2020 08:57:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

David Vernon Duncan and Sherry Ann Duncan,
Trustees of the David Vernon Duncan & Sherry Ann
Duncan Joint Living Trust dated March 4, 2010
52600 Willow Valley Rd
Bonanza, OR 97623

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

David Vernon Duncan and Sherry Ann Duncan,
Trustees of the David Vernon Duncan & Sherry Ann
Duncan Joint Living Trust dated March 4, 2010
52600 Willow Valley Rd
Bonanza, OR 97623

File No. 309143AM

STATUTORY WARRANTY DEED

Earl Kelly Allison,

Grantor(s), hereby convey and warrant to

**David Vernon Duncan and Sherry Ann Duncan, Trustees of the David Vernon Duncan & Sherry Ann
Duncan Joint Living Trust dated March 4, 2010,**

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:

**All that portion of the Southwest quarter of Section 11, Township 41 South, Range 14 East of the Willamette
Meridian, Klamath County, Oregon, lying Northerly of the State Line Road, also known as Willow Valley
Road.**

The true and actual consideration for this conveyance is \$170,000.00.

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 6 day of January, 2020.

Earl Kelly Allison
Earl Kelly Allison

State of Oregon } ss
County of Klamath }

On this 6 day of January, 2020, before me, Lisa Legget-Weatherby
a Notary Public in and for said state, personally appeared Earl Kelly Allison, 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.

Lisa Legget-Weatherby
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 10/1/23

