



2020-016155

Klamath County, Oregon

12/11/2020 11:15:02 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Nicholas Duncan

205 N Grant St.

Merrill, OR 97633

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

Nicholas Duncan

205 N Grant St.

Merrill, OR 97633

File No. 418984AM

STATUTORY WARRANTY DEED

Donald Lee Hundley and Kathy A. Dalton,
as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Nicholas Duncan,

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 portion of Lot 37 in MERRILL TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

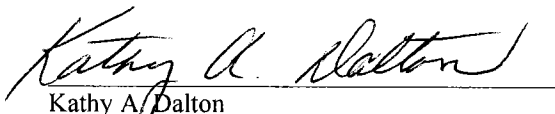
Beginning at a point on the South line of said Lot 37 and the West line of a 16 foot alley conveyed to the City of Merrill by deed recorded May 9, 1960 in Deed Book 321, page 80, Deed Records of Klamath County, Oregon, said point being 131.75 feet West of the East line of said Lot 37; thence West along the South line of said Lot 37, 115.75 feet, more or less to the East line of Grant Street as conveyed to the City of Merrill by Deed recorded May 9, 1960 in Deed Book 321, page 82, Deed Records of Klamath County, Oregon; thence North 157.5 feet, more or less, to the South boundary of a tract of land conveyed to Robert Trotman, et ux., recorded September 25, 1953 in Deed Book 263, page 167, Deed Records of Klamath County, Oregon; thence East along the South boundary of said Trotman Tract, 115.75 feet to the West boundary of said 16 foot alley; thence South along the West boundary of said alley, 157.5 feet to the point of beginning.


The true and actual consideration for this conveyance is \$198,000.00.

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 10 day of Dec. 2020

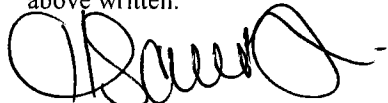

Kathy A. Dalton


Donald Lee Hundley

State of Oregon } ss
County of Klamath }

On this 10 day of December, 2020, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Donald Lee Hundley and Kathy A. Dalton, 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 Falls OR
Commission Expires: 12/17/2021

