



2021-007315

Klamath County, Oregon

05/07/2021 02:25:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Thomas Duenas and Ruth Duenas

4018 Princeton Dr.

Santa Rosa, CA 95405

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

Thomas Duenas and Ruth Duenas

4018 Princeton Dr.

Santa Rosa, CA 95405

File No. 454121AM

STATUTORY WARRANTY DEED

Paul R. Hamm and Corine L. Hamm, husband and wife as to Parcel 1

Corine Louise Hamm, as to Parcel 2,

Grantor(s), hereby convey and warrant to

Thomas Duenas and Ruth Duenas, 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:

Parcel 1:

The N1/2 SW1/4 NW1/4 NE1/4 and the NW1/4 SE1/4 NW1/4 NE1/4 of Section 12, Township 40 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPT THE Easterly 30 feet thereof.

Parcel 2:

The S1/2 SW1/4 NW1/4 NE1/4 and the SW1/4 SE1/4 NW1/4 NE1/4 of Section 12, Township 40 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon. EXCEPT THE Easterly 30 feet thereof.

The true and actual consideration for this conveyance is \$125,000.00.

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:

87

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 5th day of May, 2021

Paul R. Hamm
Paul R. Hamm

Corine Louise Hamm
Corine Louise Hamm

State of Arizona } ss
County of Cochise

On this 5th day of May, 2021, before me, Dawn Cleveland a Notary Public in and for said state, personally appeared Paul R. Hamm and Corine Louise Hamm, 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.

Dawn Cleveland
Notary Public for the State of Arizona
Residing at: Klamath County Cochise
Commission Expires: 6/5/2024

