



2021-015790
Klamath County, Oregon
10/20/2021 08:35:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jack M. Chew Jr. and Vickie A. Chew, Trustees of The
Chew Revocable Trust, dated March 6, 1999
514 Americas Way
Box Elder, SD 57719

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

Jack M. Chew Jr. and Vickie A. Chew, Trustees of The
Chew Revocable Trust, dated March 6, 1999
514 Americas Way
Box Elder, SD 57719
File No. 495076AM

STATUTORY WARRANTY DEED

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

Grantor(s), hereby convey and warrant to

Jack M. Chew Jr. and Vickie A. Chew, Trustees of The Chew Revocable Trust, dated March 6, 1999,

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 \$54,000.00.

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:

****SIGNED IN COUNTERPART****

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 18th day of October, 2021.

The Michael and Lidia Duffin Family Trust

By: [Signature]
Michael Duffin, Trustee

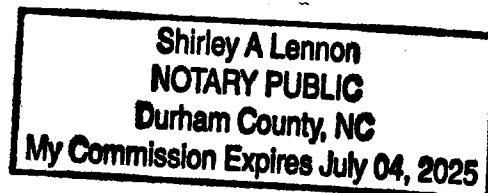
By: _____
Lidia Duffin, Trustee

State of NORTH Carolina ss.
County of Durham }

On this 18th day of October, 2021, before me, Shirley A. Lennon
a Notary Public in and for said state, personally appeared Michael Duffin
known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Michael and Lidia Duffin Family Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Shirley A. Lennon
Notary Public for the State of NORTH Carolina »
Residing at: Durham, NC
Commission Expires: 07-04-2025



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 _____ day of 10-18-2021.

The Michael and Lidia Duffin Family Trust

By: _____
Michael Duffin, Trustee

By: Lidia Duffin
Lidia Duffin, Trustee

State of Oregon ss.
County of Lane

On this 18 day of October 2021, before me, Ellen Roberta Aronowitz
a Notary Public in and for said state, personally appeared Lidia Duffin
known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Michael and Lidia Duffin Family Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

E. Aronowitz
Notary Public for the State of OREGON
Residing at: Lane County
Commission Expires: 11-11-24

