

2022-000738

Klamath County, Oregon

01/19/2022 12:53:01 PM

Fee: \$92.00



After recording return to:
Calvin Andrus
PO BOX 6102
Bend, OR 97708

Until a change is requested all tax
statements shall be sent to the
following address:
Calvin Andrus
PO BOX 6102
Bend, OR 97708

File No.: 7161-3880491 (SA)
Date: January 04, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kenneth Scott Dugan as to a 25% interest and Kenneth Scott Dugan & Dianne Elizabeth Spires, as Successor Co-Trustees of the Restated Marjorie Helen Dugan Trust dated 9-16-1977, as to a 75% interest, Grantor, conveys and warrants to **Calvin Andrus**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

THE EASTERLY 75.75 FEET OF LOT 6 IN BLOCK 3 OF WILLIAMS ADDITION TO THE CITY KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$111,000.00**. (Here comply with requirements of ORS 93.030)

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 17th day of January, 2022.

Kenneth S. Dugan & Dianne E. Spires, Trustees

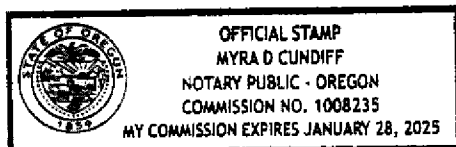
Kenneth S. Dugan - Trustee
Kenneth S. Dugan, Trustee

Dianne E. Spires, Trustee
Dianne E. Spires, Trustee

Kenneth Scott Dugan
Kenneth Scott Dugan

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 17 day of January, 2022 by Kenneth Scott Dugan and Dianne Elizabeth Spires as Trustees of Restated Marjorie Helen Dugan Trust dated 9-16-1977, on behalf of the Trust.



Myra D Cundiff

Notary Public for Oregon

My commission expires: 1-28-2025

APN: 374204

Statutory Warranty Deed
- continued

File No.: 7161-3880491 (SA)

STATE OF Oregon)
County of Klamath) ss.
)

This instrument was acknowledged before me on this 17th day of January, 2022
by **Kenneth Scott Dugan**.

Myra D Cundiff

Notary Public for Oregon
My commission expires:

1-28-2025

