

2022-002751

Klamath County, Oregon

03/04/2022 01:47:02 PM

Fee: \$87.00

After Recording Return to:

**Judith A Duncan
61977 SE Pettigrew Rd
Bend OR 97702**

Until a change is requested all tax statements
Shall be sent to the following address:
(Same as above)

STATUTORY WARRANTY DEED

Judith A. Duncan, Affiant of the small estate of **Vesta Lee Fulton** - Circuit Court
Case # 21PB10081, herin called grantor, convey(s) and warrant(s) to

Judith A. Duncan, Joyce L. Munger, and John W. Fulton Jr.

herin called grantee, all the real property situated in the County of Klamath,
State of Oregon, described as:

(Lot 4, Block 51, First Addition to Klamath Forest Estates – Sprague River)

and covenant(s) that grantor is the owner of the above described property free of
all encumbrances except covenants, conditions, restrictions, reservations, rights,
rights of way and easements of record, if any, and apparent upon the land,
contracts and/or liens for irrigation and/or drainage; and except any real property
taxes due but not yet payable; and will warrant and defend the same against all
persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ (for transfer only)

**THIS DOCUMENT FILED FOR RECORD BY
DESCHUTES COUNTY TITLE COMPANY AS
AN ACCOMMODATION ONLY, IT HAS NOT
BEEN EXAMINED AS TO ITS EXECUTION
OR AS TO ITS EFFECT UPON THE TITLE**

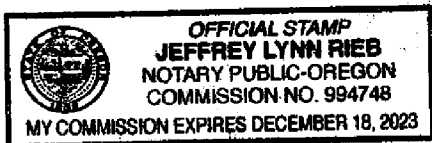
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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: 03/04/2022

By: Judith A. Duncan
Judith A. Duncan, Affiant

STATE OF OREGON, County of Deschutes) ss.

On March 4 2022, Judith A. Duncan, Affiant, personally appeared the above named and acknowledged the foregoing instrument to be voluntary act and deed.



Before me: Jeffrey Lynn Rieb
Notary Public for Oregon
My commission expires: 12-18-2023

Official Seal

A handwritten signature of Jeffrey Lynn Rieb, the Notary Public, written over a line.