



2022-006097  
Klamath County, Oregon  
05/13/2022 08:50:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:  
James Matthew Yewchuk  
2468 Vale Rd  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be  
sent to the following address:  
James Matthew Yewchuk  
2468 Vale Rd  
Klamath Falls, OR 97603  
File No. 534142AM

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### STATUTORY WARRANTY DEED

**Twenty-five percent interest to Kenneth Scott Dugan, and Seventy-five percent (75%) interest to Kenneth Scott Dugan and Dianne Elizabeth Spires, as Successor Co-Trustees of the Restated Marjorie Scott Dugan Trust dated 9-16-1977,**

Grantor(s), hereby convey and warrant to

**James Matthew Yewchuk,**

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:

**The W1/2 of Lot 3, Block 3, WILLIAMS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$73,500.00.

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:

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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 11th day of MAY, 2022.

Restated Marjorie Scott Dugan Trust

By: Kenneth Scott Dugan  
Kenneth Scott Dugan, Successor Co-Trustee

By: Dianne Elizabeth Spires  
Dianne Elizabeth Spires, Successor Co-Trustee

Kenneth Scott Dugan  
Kenneth Scott Dugan

State of OR } ss  
County of Klamath }

On this 11th day of MAY, 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Kenneth Scott Dugan and Kenneth Scott Dugan and Dianne Elizabeth Spires, Successor Co-Trustees of the Restated Marjorie Scott Dugan Trust, 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.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: Klamath Co  
Commission Expires: 7/29/25

