

**2022-006188**

**Klamath County, Oregon**

**05/16/2022 09:01:01 AM**

**Fee: \$87.00**

**Return To:**



After Recording Return to:  
**David Dukes and Laurie Dukes**  
**37237 Camp Creek Road**  
**Springfield, OR 97478**

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

**File No. DE17491/539180AM**

#### **STATUTORY WARRANTY DEED**

**Ruth E. Harpole and Steven L. Harpole as Trustees of the Harpole Family Revocable Living Trust,  
dated March 20, 2020,**

herein called grantor, convey(s) and warrant(s) to

**David Dukes and Laurie Dukes, as tenants by the entirety**

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

Parcel 1 and 2 Land Partition 13-19, situate in SE1/4 NE1/4, Section 25, Township 24  
South, Range 8 East Willamette Meridian, Klamath County, Oregon, and recorded  
October 16, 2019 as Instrument No. 2019-012132, Klamath County Records.

**(Map # 2408025A002301, Account # 900510, Map # 2408025A002302, Account # 900511)**

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 **\$225,000.00**.

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: May 06, 2022

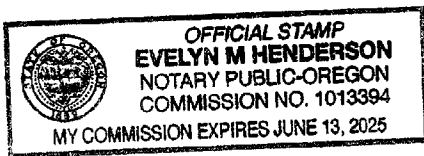
Ruth E Harpole and Steven L Harpole as Trustees of the Harpole Family Revocable Living Trust, dated March 20, 2020

By: Ruth E Harpole  
Ruth E Harpole, Trustee

By: Steven L Harpole  
Steven L Harpole, Trustee

STATE OF OREGON, County of Deschutes ) ss.

On May 06, 2022, personally appeared the above named **Ruth E Harpole and Steven L Harpole as Trustees of the Harpole Family Revocable Living Trust, dated March 20, 2020** and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: Evelyn M Henderson  
Notary Public for Oregon  
My commission expires: 6/13/2025