



2022-014531

Klamath County, Oregon

12/23/2022 01:04:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Ellenborough Corporation

4804 NW Bethany Blvd., Ste. I-2-345

Portland, OR 97229

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

Ellenborough Corporation

4804 NW Bethany Blvd., Ste. I-2-345

Portland, OR 97229

File No. 572054AM

STATUTORY WARRANTY DEED

Joseph Michael Duke,

Grantor(s), hereby convey and warrant to

Ellenborough Corporation, a Delaware Corporation,

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:

A parcel of land located in the NE1/4 SW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being that portion of that parcel of land described in Volume M-87 at Page 9081, Klamath County Deed Records, lying Southeasterly of the Horsefly Irrigation District's 50 foot wide canal right of way as described in Volume 275 at Page 135 and North of a 120 foot by 140 foot parcel of land described in Volume 269 at Page 592 and Volume 99 at Page 438, and Westerly of that parcel of land described in Volume M-72 at Page 4631, all in Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$17,500.00.

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:

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 21 day of December, 2022.

X Joseph Michael Duke
Joseph Michael Duke

State of PA } ss
County of Lebanon }

On this 21 day of December, 2022, before me, Kimberly G. Craley a Notary Public in and for said state, personally appeared Joseph Michael Duke, 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.

Kimberly G. Craley
Notary Public for the State of PA
Residing at: 511 Adamstown Rd. Reinholds, PA 17569
Commission Expires: 10-23-24

Commonwealth of Pennsylvania - Notary Seal
KIMBERLY G CRALEY - Notary Public
Berks County
My Commission Expires October 23, 2024
Commission Number 1032250