

2023-007834

Klamath County, Oregon

GRANTOR NAME AND ADDRESS:

LUIS LEDDY DUENAS

MARIE CRUZ DUENAS

111 Hunter Court

Klamath Falls, Oregon 97601



00319682202300078340020024

09/08/2023 09:06:10 AM

Fee: \$87.00

GRANTEE NAME AND ADDRESS:

LUIS DUENAS

MARIE DUENAS

Trustees of the DUENAS FAMILY TRUST 2000

uad October 19, 2000

111 Hunter Court

Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO:

NEAL G. BUCHANAN, Attorney

435 Oak Avenue

Klamath Falls, Oregon 97601

UNTIL A CHANGE IS REQUESTED

SEND TAX STATEMENTS TO:

Grantee

WARRANTY DEED - STATUTORY FORM

LUIS L. DUENAS and MARIE C. DUENAS, Grantors, convey and warrant to **LUIS DUENAS and MARIE DUENAS, Trustees of the DUENAS FAMILY TRUST 2000 uad 10-16-2000, Grantees,** those certain real properties in the County of Klamath, State of Oregon, legally described as follows to-wit:

PARCEL ONE:

Lot 4 in BASIN VIEW ESTATES TRACT 1301, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Account No. 881229

Map No. 3809-035AA-22000

PARCEL TWO:

Lot 40, Tract 1403 First Addition to Klamath Meadows East, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

Account No. 890576

Map No. 3909-012BA-08100

The true and actual consideration for this conveyance is \$0. However, the true and actual consideration consists of or includes other property or value given or promised, which is the whole consideration being for estate planning purposes.

"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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS, 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

DATED this 7th day of September, 2023.

Luis L. Duenas
LUIS L. DUENAS

Marie C. Duenas
MARIE C. DUENAS

STATE OF OREGON, County of Klamath) ss:

Personally appeared **LUIS L. DUENAS**, before me on the 7th day of September, 2023, and acknowledged the foregoing instrument to be his voluntary act and deed.



Katie Terrell
NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-9-27

STATE OF OREGON, County of Klamath) ss:

Personally appeared **MARIE C. DUENAS**, before me on the 7th day of September, 2023, and acknowledged the foregoing instrument to be her voluntary act and deed.



Katie Terrell
NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-9-27