



2024-006452
Klamath County, Oregon
07/24/2024 10:06:03 AM
Fee: \$92.00

TITLE NO. 641946AM
ESCROW NO. EU24-0997 MD
TAX ACCT. NO. 315910
MAP/TAX LOT NO. 3606-014CB-02300

GRANTOR

MICHAEL DUANE DUNCAN and JASON D. DUNCAN

GRANTEE

BURTON SOLO 401K TRUST
3287 S. 10TH WAY
RIDGEFIELD, WA 98642

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

After recording return to:
CASCADE TITLE CO.
675 OAK STREET, STE 100
EUGENE, OR 97401

WARRANTY DEED -- STATUTORY FORM

MICHAEL DUANE DUNCAN and JASON D. DUNCAN, not as tenants in common, but with the right of survivorship, Grantor,

conveys and warrants to

JOEY L. BURTON, TRUSTEE OF THE BURTON SOLO 401K TRUST, Grantee,

the following described real property free of encumbrances except as specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true consideration for this conveyance is \$133,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Except the following encumbrances:

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2024/2025.

Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.

Dated this 20 day of July, 2024.

Michael Duane Duncan
MICHAEL DUANE DUNCAN

Jason D. Duncan
JASON D. DUNCAN

State of Oregon
County of ~~KLAMATH~~ Clackamas

This instrument was acknowledged before me on July 20, 2024, 2024 by MICHAEL DUANE DUNCAN and JASON D. DUNCAN.

Laura Leigh Boller
(Notary Public for Oregon)
My commission expires 5/21/28

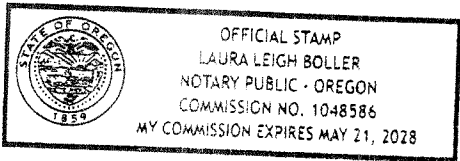


EXHIBIT "A"
LEGAL DESCRIPTION

Lots 29, 40 and 41, ODESSA SUMMER HOME SITES, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.