



2025-004633

Klamath County, Oregon

06/16/2025 02:58:02 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Criss C. Duncan

PO Box 64

Malin, OR 97632

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

Criss C. Duncan

PO Box 64

Malin, OR 97632

File No. 356556AM

ReRecorded at the request of AmeriTitle to correct legal description.  
Previously recorded in instrument 2020-008957

### STATUTORY WARRANTY DEED

**Denise M. Paulsen and Richard V. Rajnus,**

Grantor(s), hereby convey and warrant to

**Criss C. Duncan,**

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:

~~SW 1/4 of the NE 1/4 of Section 8, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.~~

See Exhibit "A"

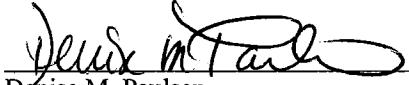
The true and actual consideration for this conveyance is \$132,700.00.

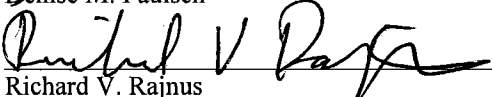
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

*"2020-2021 Real Property Taxes, a lien not yet due and payable"*

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 July, 2020


  
Denise M. Paulsen

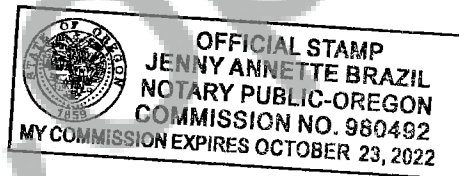
  
Richard V. Rajnus

State of Oregon } ss  
County of Klamath }

On this 21st day of July, 2020, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared **Denise M. Paulsen and Richard V. Rajnus**, 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.

  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 10/23/2022



## EXHIBIT "A"

356556AM

SW 1/4 of the NE 1/4 of Section 8, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a portion of the Southwest quarter (SW 1/4) of the Northeast quarter (NE 1/4) of Section 8, Township 41 South, Range 12 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Northeast corner of the Southwest quarter (SW 1/4) of the Northeast quarter (NE 1/4) of Section 8, Township 41 South, Range 12 East, Willamette Meridian; thence, South 30.00 feet to a point on the South line of Micka Road, the point of beginning of this parcel; thence, from said point of beginning, South 285.88 feet to a point on the Northeasterly right-of-way line of that certain 100-foot wide canal described and recorded in Deed Records, Volume 21, page 511, Klamath County, Oregon; thence, along said Northeasterly right-of-way line, North 70°12' West, 145.00 feet; thence, leaving said Northeasterly line, North 19°48' East, 33.74 feet; thence, North 107.02 feet; thence, East 30 feet; thence, North 98.00 feet to a point on the South line of Micka Road; thence, along said South line, East 95.00 feet to the point of beginning.