



THIS SPACE RESERVED FOR RECORDER'S USE

2025-007413
Klamath County, Oregon
08/21/2025 10:04:01 AM
Fee: \$92.00

After recording return to:
Andrew Trushell and Ashley Trushell
2825 Market St.
Bonanza, OR 97623

Until a change is requested all tax statements
shall be
sent to the following address:
Andrew Trushell and Ashley Trushell
2825 Market St.
Bonanza, OR 97623
File No. 1013548

STATUTORY WARRANTY DEED

Kelly A. Dupuis and Ronald D. Dupuis, as Tenants by the Entirety , Grantor(s), hereby convey and warrant to

Andrew Trushell and Ashley Trushell as tenants by the entirety,

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:

PARCEL 1

Lots 11 and 12, Block 20, FIRST ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Lots 1 through 5, Block 20, FIRST ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ALSO that portion of Central Street and Mills Street vacated by order of vacation recorded April 9, 1958 in Volume 298, page 517, Records of Klamath County, Oregon.

EXCEPTING THEREFROM Lot 1 any portion thereof conveyed to Klamath County, State of Oregon by Warranty Deed recorded March 8, 2012 in Instrument No. 2012-002465

PARCEL 3

A triangular parcel of land in FIRST ADDITION TO BONANZA, lying North of North Street, Southeast of Mills Street, and West of the East line of First Addition to Bonanza, ALSO that portion of Central Street and Mills Street vacated by order of vacation recorded on April 9, 1958 in Volume 298, page 517, Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$245,000.00.

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:

Real property taxes due, if any, but not yet 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: 8-20-2025
[Signature]
Kelly A. Dupuis
[Signature]
Ronald D. Dupuis

State of Oregon } ss
County of Klamath }

On this 20 day of August, 2025, before me, Julie Vanleuven, a Notary Public in and for said state, personally appeared Kelly A. Dupuis and Ronald D. Dupuis, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: 10-30-2027

