



THIS SPACE RESERVED FOR RECORDER'S USE

2026-003147
Klamath County, Oregon
04/10/2026 09:24:02 AM
Fee: \$92.00

After recording return to:

Eric Lee Duarte and Nichole Ann Duarte
PO Box 6
Beatty, OR 97621

Until a change is requested all tax statements shall be

sent to the following address:

Eric Lee Duarte and Nichole Ann Duarte
PO Box 6
Beatty, OR 97621
File No. 1063159

STATUTORY WARRANTY DEED

Nora Alice Koenig who acquired title as Nora Abrott Koenig, Grantor(s), hereby convey and warrant to

Eric Lee Duarte and Nichole Ann Duarte , 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 2 of Land Partition 38-92 situated in the SW1/4 Section 35, Township 35 South, Range 12 East of the Willamette Meridian, and Section 2, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$1,250,000.00.

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:

Unofficial Copy

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: 4/9/24

[Redacted Signature]

Nora Alice Koenig

State of Oregon } ss
County of Klamath }

On this 9 day of April , 2026, before me, Emily Jean Coe , a Notary Public in and for said state, personally appeared Nora Alice Koenig who acquired title as Nora Abrott Koenig, 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.

[Redacted Signature]

Notary Public for the State of Oregon
Residing at: Klamath Falls, OR
Commission Expires: 9/8/2029



UNOFFICIAL