

After recording return to:

Mr. and Mrs. Duncan  
11923 HWY 66  
KLAMATH FALLS, OR 97601

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

Mr. and Mrs. Duncan  
11923 HWY 66  
KLAMATH FALLS, OR 97601

2010-006391

Klamath County, Oregon



05/26/2010 03:38:47 PM

Fee: \$42.00

STATUTORY  
BARGAIN AND SALE DEED

Thomas W. Duncan and Debbie L. Duncan, as Tenants by the entirety, Grantor, conveys to, Thomas W. Duncan and Debbie L. Duncan, as Tenants by the entirety and Erin E. Lanning, all as tenants in common, Grantee, the following described real property situated in Klamath County, Oregon, to-wit:

See Exhibit A attached hereto and made a part hereof.

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. 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.

The true consideration for this conveyance is \$0. (Here comply with the requirements of ORS 93.030)

Dated this May 26, 2010

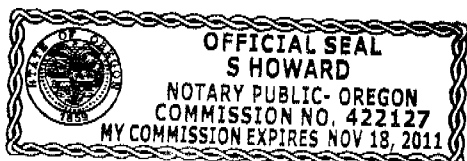
Thomas W. Duncan

Debbie L. Duncan

STATE OF OREGON                      }  
County of Klamath                      ss

This instrument was acknowledged before me on May 26, 2010  
by Thomas W. Duncan & Debbie L. Duncan

This instrument was acknowledged before me on \_\_\_\_\_  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



Notary Public for Oregon  
My commission expires 11-18-11

Returned @ Courier

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All that portion of the SW1/4 SW1/4 of Section 28, and the NW1/4 NW1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning on the North line of the Klamath Falls-Ashland Highway at a point from which the Northwest corner of said Section 33 bears North 25 degrees 40' West a distance of 1230.75 feet; thence North 0° 21' West 1651 feet, more or less, to the South line of the Emmet Ditch; thence Westerly along said ditch line 153.4 feet measured at right angles to last mentioned line, thence South 0° 21' East, 860 feet; thence East 76.7 feet; thence South 0° 21' East, 832 feet, more or less, to said North line of highway; thence Easterly along highway 80.35 feet, more or less to the point of beginning.