

2020-001650

Klamath County, Oregon



00254313202000016500020029

02/10/2020 02:34:47 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

NAME Stephen Duncan and
Maria T. Duncan, Trustees
MAILING ADDRESS P.O. Box 267
CITY, STATE ZIP CODE Norco, California 92860

**ALL TAX STATEMENTS SHALL BE
SENT TO THE GRANTEE AT THE FOLLOWING ADDRESS:**

NAME Stephen Duncan and
Maria T. Duncan, Trustees
MAILING ADDRESS P.O. Box 267
CITY, STATE ZIP CODE Norco, California 92860

STATUTORY BARGAIN AND SALE DEED

[Corrected Deed – This deed corrects that certain deed dated December 4, 2019, recorded on December 12, 2019, as Instrument No. 2019-014434, in the Official Records of Klamath County, State of Oregon, regarding the following described real property to correct the name of the Grantee therein named.]

STEPHEN DUNCAN and MARIA DUNCAN, husband and wife,

Grantors, convey to

**STEPHEN DUNCAN and MARIA T. DUNCAN, Trustees of the STEPHEN AND
MARIA DUNCAN FAMILY TRUST OF 2019 U/T/A dated December 4, 2019,**

Grantee(s), the following described real property:

**LOT 8, BLOCK 3, TRACT NO. 1083, CEDAR TRAILS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN
THE OFFICE OF THE CLERK OF KLAMATH COUNTY,
OREGON.**


**(CODE 227, PCL:400, MAP 4008-020B0-03600, ACRES: 4.95,
PROP ID: 624630)**

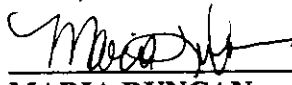
Subject to all liens, claims, encumbrances, easements, rights of way,
restrictions, agreements, covenants and other matters now of record.

The true consideration for this conveyance is \$0.00.

**THIS INSTRUMENT WILL 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
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

Dated this 22 day of January, 2020.



STEPHEN DUNCAN


MARIA DUNCAN

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

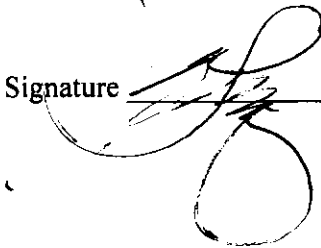
State of California
County of Los Angeles

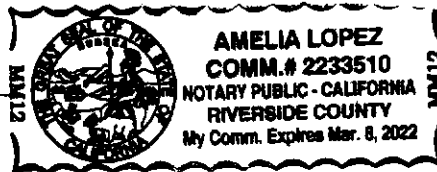
On January 22, 2020, before me, Amelia Lopez, notary public, personally appeared **STEPHEN DUNCAN** and **MARIA DUNCAN**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature





(Seal)