

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

2020-010066

Klamath County, Oregon



00263747202000100660010017

08/13/2020 02:25:05 PM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

MICHAEL DUANE DUNCAN

14380 S. LELAND RD

ONEGON CITY, OR 97045

Grantor's Name and Address

MICHAEL D. DUNCAN JASON D DUNCAN

23142 BIRCH ST

KLAMATH FALLS OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

MICHAEL D DUNCAN

P.O. BOX 498

ONEGON CITY, OR 97045

Until requested otherwise, send all tax statements to (Name and Address):

MICHAEL D DUNCAN

P.O. BOX 498 (503 853 5463)

ONEGON CITY OR 97045

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that MICHAEL DUANE DUNCAN

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MICHAEL DUANE DUNCAN AND JASON D DUNCAN NOT AS TENANTS IN COMMON BUT WITH RIGHT OF SURVIVORSHIP hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows (legal description of property):

LOTS 29, 40, + 41 ODESSA SUMMER HOME SITES, ACCORDING TO OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON APN# 3606-014CB-02300

WHICH CURRENTLY HAS THE ADDRESS OF: 23142 BIRCH ST, KLAMATH FALLS

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 6. ^① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. ^① (The sentence between the symbols ^①, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on _____; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Clackamas ss.This instrument was acknowledged before me on 08/03/2020by Michael Duncan

This instrument was acknowledged before me on _____

by _____

as _____

of _____



OFFICIAL STAMP
GRAHAM MICHAEL LYDON
NOTARY PUBLIC - OREGON
COMMISSION NO. 980501
MY COMMISSION EXPIRES OCTOBER 25, 2022

Notary Public for Oregon

My commission expires 10/25/2022