

Returned at Counter

AFTER RECORDING RETURN TO:
Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601



08/23/2021 10:51:17 AM Fee: \$82.00

GRANTOR'S NAME AND ADDRESS:
Renee Duffitt, Claiming Successor of the
Estate of Shawn William Duffitt
2122 Reclamation Avenue
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:
Renee Duffitt
2122 Reclamation Avenue
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:
No Change

BARGAIN AND SALE DEED

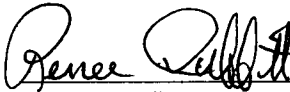
Renee Duffitt, affiant and beneficiary named in the duly filed affidavit concerning the small estate of Shawn Wayne Duffitt, deceased, hereinafter referred to as grantor, conveys to Renee Duffitt, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lot 6 in Block 212, MILLS SECOND ADDITION, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration: Conveyed to beneficiary of the Small Estate of Shawn William Duffitt, Klamath County Circuit Court Case No. 0802332CV.

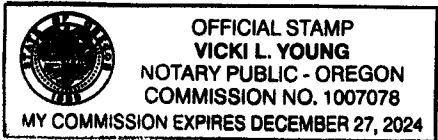
IN WITNESS WHEREOF, the grantor has executed this instrument this 20 day of August, 2021.

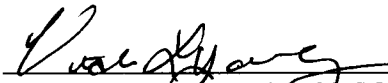
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.


Renee Duffitt
Affiant & Beneficiary

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 20th day of August, 2021, by Renee Duffitt.




NOTARY PUBLIC FOR OREGON
My Commission expires: 12-27-2024