

**2022-004380**

**Klamath County, Oregon**

04/06/2022 08:28:01 AM

Fee: \$92.00

**After Recording, Return to:**  
Mortgage Information Services, Inc.  
Attn: Recording Dept.  
4877 Galaxy Parkway, Suite I  
Cleveland, OH 44128

Until a change is requested,  
all tax statements should be  
sent to the following address:  
Donna Marie Tyler  
5139 Briana Dr.  
Klamath Falls, OR 97603

**M.I.S. FILE NO**  
**1922591**

**BARGAIN AND SALE DEED**

Donna Marie Tyler, Trustee of the Donna and Richard Tyler Living Trust dated October 3, 2013, who erroneously acquired title without the trust date, Grantor, of 5139 Briana Dr., Klamath Falls, OR 97603, conveys, releases and quitclaims to Donna Marie Tyler, Trustee of the Donna and Richard Tyler Living Trust dated October 3, 2013, Grantee, of 5139 Briana Dr., Klamath Falls, OR 97603, all right, title, and interest in the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO

Commonly known as: 5139 Briana Dr., Klamath Falls, OR 97603

Tax Account No.: 3909014bd02800

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.

The true consideration for this conveyance is \$ 0.00. Other value was the whole consideration.

Dated this 31<sup>st</sup> day of <sup>nks</sup> ~~January~~ <sup>March</sup>, 2022

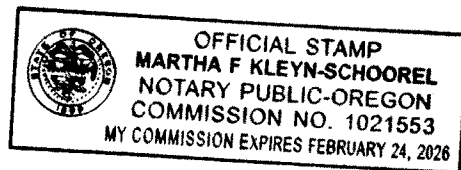
Donna Marie Tyler Trustee  
Donna Marie Tyler, Trustee

STATE OF OREGON            )  
  )       SS:  
COUNTY OF Clatsop        )

This Instrument was acknowledged before me on this 31<sup>st</sup> day of March, 2022 by Donna Marie Tyler, Trustee.

[Signature]  
NOTARY PUBLIC

My Commission Expires: 02-24-26



LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON,  
AND IS DESCRIBED AS FOLLOWS:

LOT 66, TRACT 1445 REGENCY ESTATES - PHASE 3, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN  
THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Parcel ID: 3909-014BD-02800

Commonly known as 5139 BRIANA Drive, Klamath Falls, OR 97603  
However, by showing this address no additional coverage is provided

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance [issued by Fidelity National Title Insurance Company]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

72C165A37

ALTA Commitment For Title Insurance-08-01-201690days w-OR OTIRO  
C-03 Condition 9 Arb Deleted 2/15/2018 Mod\_C165A