

2022-004383

Klamath County, Oregon

04/06/2022 08:30:01 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:
Tina M. Dumilieu and David R. Dumilieu
39767 Modoc Point Rd.
Chiloquin, OR 97624

M.I.S. FILE NO

1936989

BARGAIN AND SALE DEED

Tina M. DuMilieu, married, who acquired title as Tina DuMilieu, Grantor, of 39767 Modoc Point Rd., Chiloquin, OR 97624, conveys, releases and quitclaims to Tina M. DuMilieu and David R. DuMilieu, wife and husband, as tenants by the entirety, Grantee, of 39767 Modoc Point Rd., Chiloquin, OR 97624, all right, title, and interest in the following described real property:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

DEED TO ADD SPOUSE TO TITLE FOR NO CONSIDERATION.

Commonly known as: 39767 Modoc Point Rd., Chiloquin, OR 97624

Tax Account No.: 196790

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 31st day of March, 2022

Tina M. Du Milieu
Tina M. DuMilieu

STATE OF OREGON)
) SS:
COUNTY OF KLAMATH)

This Instrument was acknowledged before me on this 31st day of March, 2022 by Tina M. DuMilieu.

[Signature]
NOTARY PUBLIC

My Commission Expires: 12/22/24



Commitment No 1936989

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:

A TRACT OF LAND SITUATED IN THE S1/2 S1/2 NE1/4 NW1/4 OF SECTION 31, TOWNSHIP 34 SOUTH, RANGE 7 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SAID SECTION 31, THENCE NORTH 1,320.0 FEET; THENCE SOUTH 89 DEGREES 23' 26" EAST 1,747.43 FEET MORE OR LESS TO THE EASTERLY RIGHT OF WAY LINE OF THE MODOC POINT HIGHWAY (STATE HIGHWAY 422) AND BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 05 DEGREES 48' 43" WEST 299.91 FEET TO A POINT 30.00 FEET SOUTHERLY OF THE NORTH LINE OF THE S1/2 NE1/4 NW1/4 OF SAID SECTION 31, WHEN MEASURED AT RIGHT ANGLES TO SAID LINE; THENCE SOUTH 89 DEGREES 19' 18" EAST, PARALLEL TO SAID NORTH LINE, 592.71 FEET; THENCE SOUTH 05 DEGREES 48' 43" EAST 299.20 TO A POINT ON THE SOUTH LINE OF SAID NE1/4 NW1/4; THENCE NORTH 89 DEGREES 23' 26" WEST 592.63 FEET TO THE POINT OF BEGINNING.

Parcel ID: 196790

Commonly known as 39767 MODOC POINT Road, Chiloquin, OR 97624

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

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