

2022-004751

Klamath County, Oregon

04/14/2022 10:00:01 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:
Thomas W. Duncan and Debbie L. Duncan
11923 Highway 66
Klamath Falls, OR 97601

M.I.S. FILE NO

1918627

BARGAIN AND SALE DEED

Erin Miller f/k/a Erin E. Lanning, unmarried, Grantor, of 1200 S. Oneida St., Apt. 14-106, Denver, CO 80224, conveys, releases and quitclaims to Thomas W. Duncan and Debbie L. Duncan, husband and wife, as tenants by the entirety, Grantee, of 11923 Highway 66, Klamath Falls, OR 97601, all right, title, and interest in the following described real property:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

DEED TO REMOVE DAUGHTER FROM TITLE FOR NO CONSIDERATION.

Commonly known as: 11923 Highway 66, Klamath Falls, OR 97601

Tax Account No.: 502129 AND 498759

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 7th April 2022 (14)
day of ~~February~~, 2022

Erin Miller f/k/a Erin E. Lanning
Erin Miller f/k/a Erin E. Lanning

STATE OF OR)
COUNTY OF Klamath) SS:

This Instrument was acknowledged before me on this 7th April (14)
day of ~~February~~, 2022 by Erin Miller
f/k/a Erin E. Lanning.

[Signature]
NOTARY PUBLIC
My Commission Expires: 12/22/24



Commitment No 1918627

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:

ALL THAT PORTION OF THE SW1/4 SW1/4 OF SECTION 28, AND THE NW1/4 NW1/4 OF SECTION 33, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF THE KLAMATH FALLS-ASHLAND HIGHWAY AT A POINT FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 33 BEARS NORTH 25 DEGREES 40' WEST A DISTANCE OF 1230.75 FEET; THENCE NORTH 0° 21' WEST 1651 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE EMMIT DITCH; THENCE WESTERLY ALONG SAID DITCH LINE 153.4 FEET MEASURED AT RIGHT ANGLES TO LAST MENTIONED LINE, THENCE SOUTH 0° 21' EAST, 860 FEET; THENCE EAST 76.7 FEET; THENCE SOUTH 0° 21' EAST, 832 FEET, MORE OR LESS, TO SAID NORTH LINE OF HIGHWAY; THENCE EASTERLY ALONG HIGHWAY 80.35 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

Parcel ID: 502129 AND 498759

Commonly known as 11923 HIGHWAY 66, Klamath Falls, OR 97601
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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