

2024-001006

Klamath County, Oregon



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02/08/2024 10:42:48 AM

Fee: \$92.00

Recording Requested by and)
When Recorded Return to:)

BADDELEY, OLIKER & SARTORI)
17 Keller Street)
Petaluma, CA 94952)

Mail Tax Statements To:)

Eric L. Duarte)
39220 Drews Road)
Beatty, OR 97621)

Tax Map# R-36120-0400-00900

GIFT DEED

For no consideration, BARBARA ANGELINA DUARTE, as Trustee of the Survivor's Trust portion of THE DUARTE FAMILY TRUST Dated January 17, 2002, hereby grants to ERIC LEE DUARTE, as his sole and separate property, all right, title and interest in and to all that certain real property situated in the State of Oregon, County of Klamath, commonly known as 39220 Drews Ranch Road, Beatty, Oregon, and legally described as follows:

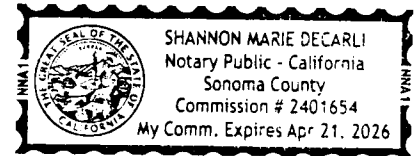
**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART
HEREOF BY THIS REFERENCE.**

Dated: May 21, 2023

Barbara A. Duarte
BARBARA ANGELINA DUARTE, Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss.
County of Sacramento)



On May 21, 2023, before me, SHANNON MARIE DECARLI, Notary Public, personally appeared BARBARA ANGELINA DUARTE, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Shannon Marie Decarli

EXHIBIT A

Legal Description of the Land

PARCEL 1: TOWNSHIP 36 SOUTH, RANGE 12 EAST OF THE WILLAMETTE MERIDIAN

SECTION 4: W $\frac{1}{2}$ LYING SOUTH OF THE RIM OF KNOT TABLE LAND

SECTION 5: S $\frac{1}{2}$ S $\frac{1}{2}$, S $\frac{1}{2}$ N $\frac{1}{2}$ AND N $\frac{1}{2}$ S $\frac{1}{2}$ LYING SOUTH OF THE RIM OF KNOT TABLE LAND.

SECTION 8: LOTS 1, 2, 7, 8, 9, 10, 15, AND 16.

PARCEL 2: TOWNSHIP 36 SOUTH, RANGE 12 EAST OF THE WILLAMETH MERIDIAN

SECTION 8: LOTS 19 AND 20 AND ALL THAT PORTION OF LOT 21, 22, 27, AND 28 LYING NORTHERLY OF THE CENTER OF THE MAIN CHANNEL OF SPRAGUE RIVER.

PARCEL 3: THAT PORTION OF LOT 14, SECTION 8, TOWNSHIP 36 SOUTH, RANGE 12 EWM MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE CENTER QUARTER SECTION CORNER OF SAID SECTION 8; THENCE NORTHERLY ALONG THE NORTH/SOUTH SECTION LINE A DISTANCE OF 30 (THIRTY) FEET; THENCE SOUTHWESTERLY TO A POINT ON THE EAST /WEST CENTER SECTION LINE THAT IS 30 FEET WEST OF THE CENTER QUARTER SECTION CORNER; THENCE EASTERLY 30 FEET TO THE POINT OF BEGINNING.

Tax Map# R-36120-0400-00900-000