

Returned a. Counter
Michael Spencer

GRANTOR
Garrett J. Duncan and Cameron M. Duncan,

GRANTEE
Garrett J. Duncan and Cameron M. Duncan,
Trustees of the Duncan Living Trust
23121 Sprague River Rd.
Sprague River, OR 97639

2025-004179

Klamath County, Oregon



00342505202500041790030039

06/03/2025 09:30:02 AM

Fee: \$92.00

AFTER RECORDING RETURN TO: Grantee

SEND TAX STATEMENTS TO: Grantee

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Garrett J. Duncan and Cameron M. Duncan, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Garrett J. Duncan and Cameron M. Duncan, Trustees of the Duncan Living Trust Agreement dated May 29 2025, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Exhibit "A"

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

THIS INSTRUMENT WILL 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 APPROVED USES"

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this 29th day of March 2025

Garrett J. Duncan

Cameron M. Duncan

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Garrett J. Duncan and Cameron M. Duncan, and acknowledge the foregoing instrument to be their voluntary act and deed on May 29, 2025.

(S E A L)

Before me:
Notary Public for Oregon



Exhibit "A"

PARCEL 1:

Parcel 1 of Land Partition 56-00 being Government Lots 22, 23, 26, 27, 30 and 31 and being a portion of Government Lots 18, 19, 20, 21, 28 and 29, situated in the SE 1/4 and the SW 1/4 of Section 11, Township 36 South, Range 10 East fo the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

Parcel 2 of Land Partition 56-00 being Government Lots 22, 23, 26, 27, 30 and 31 and being a portion of Government Lots 18, 19, 20, 21, 28 and 29, situated in the SE 1/4 and the SW 1/4 of Section 11, Township 36 South, Range 10 East fo the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

That portion of the SW 1/4 SW 1/4 of Section 11, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the line between Sections 10 and 11, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, North a distance of 125 feet from the corner common to Sections 10, 11, 14 and 15, said Township and Range; thence North on a line between said Sections 10 and 11 a distance of 100 feet; thence East 180 feet; thence South 100 feet; thence West 180 feet to the point of beginning.

EXCEPTING THEREFROM that portion thereof lying within the boundaries of Sprague River County Road No. 858.

PARCEL 4:

A parcel of land situated in the SW 1/4 SW 1/4 of Section 11, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the corner common to Sections 10 and 11, 14 and 15, Township 36 South, Range 10 East of the Willamette Meridian; thence North on the line between Sections 10 and 11 a distance of 125 feet' thence East 180 feet; thence South 125 feet; thence west 180 feet to the point of beginning.

EXCEPTING THEREFROM that certain portion lying within the right of way of the Chiloquin-Sprague River County Road.

EXHIBIT "A"

PARCEL 1

In Township 35 South, Range 10 East of the Willamette Meridian, Section 29:
W1/2 NE1/4

PARCEL 2

In Township 35 South, Range 10 East of the Willamette Meridian, Section 29:
N1/2 NW1/4

PARCEL 3

In Township 35 South, Range 10 East of the Willamette Meridian, Section 29:
The West 990 feet of the SW1/4 NW1/4 lying North of Sprague River Highway

PARCEL 4

That part of the E1/2 of the NE1/4 of NW1/4 of SW1/4 that lays North of Sprague River Highway and that part of W1/2 of W1/2 of NE1/4 of SW1/4 that lays North of Sprague River Highway and E1/2 of E1/2 of SW1/4 of NW1/4 and W1/2 of W1/2 of SE1/4 of NW1/4, Section 29, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 5

In Township 35 South, Range 10 East of the Willamette Meridian, Section 29:
The East 990 feet of the SE1/4 NW1/4 and that portion of the East 990 feet of the SW1/4 lying North of Sprague River Highway.