

2011-000949

Klamath County, Oregon

After recording send to:
Carol J. Ward
1740 NE 118th Ave
Portland, OR 97220



00095906201100009490020027

01/26/2011 09:01:40 AM

Fee: \$42.00

Send tax statements to:
Carol J. Ward
1740 NE 118th Ave
Portland, OR 97720

BARGAIN AND SALE DEED

Brian J. Jackson and Kathy P. Jackson, grantors, in their capacity as trustees of **The Jackson Family Living Trust**, convey all right, title and interest in and to the following described real property, with improvements thereon, to **Carol J. Ward**, grantee:

That real property located in Klamath County, Oregon, described as:

.LOT 39 IN BLOCK 6 OF WAGON TRAIL ACREAGES NO. 1, SECOND ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTRY CLERK OF KLAMATH COUNTY, OREGON

This conveyance is subject to all exceptions or record.

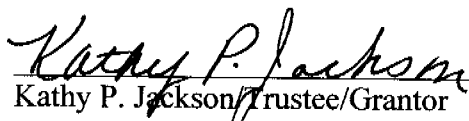
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS 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.

Consideration: \$50,000.00

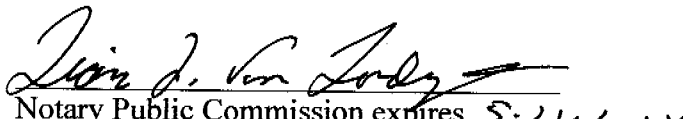
Tax statements shall be sent to Carol J. Ward, 1740 NE 118th Ave., Portland, OR 97220.

Dated this 21 day of January 2011.


Kathy P. Jackson/Trustee/Grantor


Brian J. Jackson/Trustee/Grantor

Kathy P. Jackson and Brian J. Jackson did each appear before me and sign this deed in my presence on the 21 day of January 2011 in Sisters, Oregon, County of Deschutes.


Notary Public Commission expires 5-21-2014
Notary Signature

Tianal L. Van Landuyt
Printed Name

