



00185225201600039270020028

04/19/2016 09:49:11 AM

Fee: \$47.00

AFTER RECORDING, RETURN TO:
William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:
Garwin T. Carlson, Trustee
Marcia A. Carlson, Trustee
2108 Carlson Drive
Klamath Falls OR 97603

BARGAIN AND SALE DEED

Garwin T. Carlson and Marcia A. Carlson, husband and wife, Grantors, convey unto Garwin T. Carlson and Marcia A. Carlson, as Trustees of the Garwin and Marcia Carlson Trust, Dated November 2, 2012, and their successors in Trust, Grantees, their interest in the real property in Klamath County, Oregon, which is more particularly described as follows:

Lot 4 in Block 5 of FIRST ADDITION TO MOYINA MANOR,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

Klamath County Assessor's Account No. R-3909-001AC-04000
and Property ID No. R504868

More commonly referred to as 2108 Carlson Drive, Klamath Falls, Oregon

This deed is made for estate planning purposes and no consideration has been paid heretofore.

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.

Dated this 14 day of April 2016.

Garwin T. Carlson
Garwin T. Carlson, as Settlor
and initial Trustee

Marcia A. Carlson
Marcia A. Carlson, as Settlor
and initial Trustee

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 14th day of April 2016 by Garwin T. Carlson and Marcia A. Carlson.

Wendy Lynn Young
Notary Public for Oregon

My Commission Expires: 7-9-19

