

2017-012854

Klamath County, Oregon



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11/07/2017 02:41:15 PM

Fee: \$47.00

After recording return to:  
Melvin D. Ferguson  
514 Walnut Ave.  
Klamath Falls, Oregon 97601

Send tax statements to:  
Alma Jean Carson  
13979 Hill Road  
Klamath Falls, OR 97603

### BARGAIN AND SALE DEED

**Steven M. Carson and JoAnne Carson, as Trustees of the Steve and JoAnne Carson Trust, uad January 7, 2005, Grantor, conveys to Alma Jean Carson for the term of Alma Jean Carson's life, and then to Nancy Lee Larsson, Grantees, the following described real property:**

A portion of the land described as Parcel 6 of Land Partition 2-71, also described as Parcel 7 in volume M05, page 2307, Klamath County deed records, in the Southeast quarter of Section 8, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon. Being more particularly described as follows:

Beginning at the Northeast corner of said Parcel 6; thence along the East line of said parcel South 0°28'26" East 265.04 feet to a 5/8" iron rod; thence leaving said East line North 14° 18'56" West 273.54 feet to a 5/8" iron rod on the North line of said Parcel 6; thence South 89°58'57" East 65.44 feet along said North line to the point of beginning.

There is no cash consideration for this conveyance. It is a mutual lot line adjustment between Grantors and Grantees.

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 1 day of November, 2017.

Steve and JoAnne Carson Trust, uad January 7, 2005

Steven M. Carson  
Steven M. Carson, Trustee

JoAnne Carson  
JoAnne Carson, Trustee

STATE OF OREGON           )  
  ) ss.  
County of Klamath        )

Personally appeared the above-named Steven M. Carson and JoAnne Carson, as Trustees of the Steve and JoAnne Carson Trust, uad January 7, 2005 and acknowledged the foregoing instrument to be their voluntary act. Before me this 1 day of November, 2017.



Cherice F. Treasure  
Notary Public for Oregon  
My commission expires: 5-24-2020