

2017-012856

Klamath County, Oregon



00212981201700128560020023

11/07/2017 02:42:22 PM

Fee: \$47.00

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

Send tax statements to:  
Steve and JoAnne Carson Trust  
13967 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 Steven M. Carson and JoAnne Carson, as Trustees of the Steve and JoAnne Carson Trust, uad January 7, 2005, Grantee, the following described real property:**

The land described as Parcel 6 of Land Partition 2-71, also being the land described as Parcel No. 7 in Klamath County deed Volume M05, pg 02307 in the Southeast quarter of Section 8, Township 40 South, Range 10 East, Willamette Meridian, Klamath County, Oregon.

Together with the following:

A portion of the land described as Parcel 5 of Land Partition 2-71, also described as Klamath County deed document no. 2012-013986, 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 Southwest corner of said Parcel 5; thence along the West line of said Parcel North 0°28'26" West 148.78 feet to the true point of beginning witnessed by a 5/8" iron rod which bears South 89°31'34" West 0.67 feet; thence continuing along said West line North 0°28'26" West 256.86 feet to a 5/8" iron rod; thence leaving said West line South 42°24'18" East 134.42 feet to a 5/8" iron rod; thence South 29°19'27" West 180.75 feet to the true point of beginning.

Further excepting therefrom:

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.

Klamath County Assessor's Account No. R-4010-00800-01900-000

There is no consideration for this conveyance. It is a lot line adjustment

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.

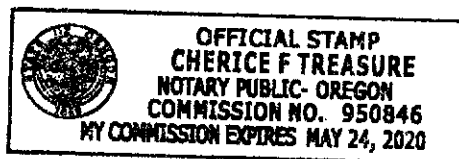
Steve and JoAnne Carson Trust, uad January 7, 2005

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.



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