

Returned at Counter

2018-005189

Klamath County, Oregon

AFTER RECORDING RETURN TO:

Garrick Duane Jackson  
1801 Worden Avenue  
Klamath Falls, OR 97601



00221410201800051890010012

04/27/2018 10:13:25 AM

Fee: \$42.00

GRANTEE'S NAME AND ADDRESS:

Garrick Duane Jackson  
1801 Worden Avenue  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Grantee's Address (Above)

**BARGAIN AND SALE DEED**

**GARRICK DUANE JACKSON**, Successor Trustee of the Jennifer Du Nesme Revocable Living Trust (also known as the "Du Nesme Living Trust") U/A/D January 13, 2017, hereinafter referred to as grantor, conveys to **GARRICK DUANE JACKSON**, in his individual capacity, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

The East 1/2 of Lot 7, Block 19, FAIRVIEW ADDITION #2 to the City of Klamath Falls, in Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration; i.e., for estate planning purposes.

IN WITNESS WHEREOF, the grantor has executed this instrument this 25<sup>th</sup> day of April, 2018.

**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, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.**

Garrick Duane Jackson

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 25<sup>th</sup> day of April, 2018.

NOTARY PUBLIC FOR OREGON  
My Commission expires: 5/26/2018

