

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

2018-007420

Klamath County, Oregon



00224121201800074200010013

06/20/2018 10:54:33 AM

Fee: \$82.00

Returned at Counter

Jamie A. Carlson  
7210 Beta Ln  
Klamath Falls, OR 97603

Grantor's Name and Address

The Jamie Carlson Living Trust  
7210 Beta Ln  
Klamath Falls, OR 97603

Grantee's Name and Address

After recording, return to (Name and Address):

Jamie Carlson  
7210 Beta Ln  
Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to (Name and Address):

The Jamie Carlson Living Trust  
7210 Beta Ln  
Klamath Falls, OR 97603

SPACE RESERVED  
FOR  
RECORDER'S USE

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Jamie A. Carlson

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

The Jamie Carlson Living Trust

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in \_\_\_\_\_ County, State of Oregon, described as follows (legal description of property):

Parcel 1 of Land Partition 62-97, (said Partition being a partition of Parcel 3 of Land Partition 4-96, being a partition of Parcel 2 of Land Partition 67-94), situated in the S1/2 NE1/4 and the N1/2 SE1/4 of Section 30, Township 39 South, Range 11 1/2 East, Willamette Meridian, Klamath County, Oregon; TOGETHER WITH an easement for access and public utilities over and across a portion of Parcel 1 of Land Partition 34-00 (situated in the NE1/4 of Section 30, Township 39 South, Range 11 1/2 East, Willamette Meridian,) as reserved in instrument dated May 14, 2002, recorded May 31, 2002 in Volume M02, Page 32279, Microfilm Records of Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on \_\_\_\_\_; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on

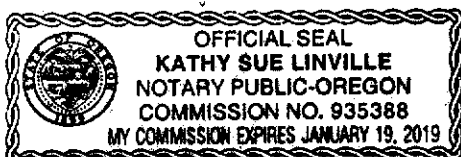
by Jamie A. Carlson

This instrument was acknowledged before me on

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Kathy Sue Linville  
Notary Public for Oregon  
My commission expires 1-19-2019