

2019-000025

Klamath County, Oregon



00233959201900000250020021

AFTER RECORDING RETURN TO:

Philip N. Jones  
Duffy Kekel LLP  
111 SW 5<sup>th</sup> Avenue, Suite 1500  
Portland, OR 97204

01/02/2019 10:53:02 AM

Fee: \$87.00

UNTIL A CHANGE IS REQUESTED, ALL  
TAX STATEMENTS SHALL BE SENT TO:

Shawn K. Brown and Rachel E. Hester  
3522 Mount Everest Blvd.  
San Diego, CA 92111

### BARGAIN AND SALE DEED

Raymond James Trust, N.A., successor Trustee of the BrOwn Survivor's Trust dated May 18, 1995, Grantor, conveys to Shawn K. Brown and Rachel E. Hester, as equal tenants-in-common, Grantees, the following described real property located in Klamath County, Oregon:

Government Lots 3 and 4 on the South ½ of Northwest one quarter of Section 1  
Township 33 South Range 13 East of the Willamette Meridian, Klamath County,  
Oregon

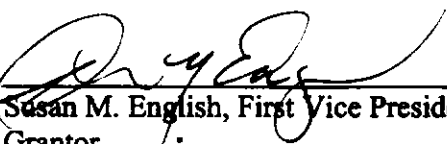
Property Id: R174983  
Map Tax Lot: R-3313-00000-00300-000

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (DEFINITIONS FOR ORS 195.300 TO 195.336), 195.301 (LEGISLATIVE FINDINGS) AND 195.305 (COMPENSATION FOR RESTRICTION OF USE OF REAL PROPERTY DUE TO LAND USE REGULATION) TO 195.336 (COMPENSATION AND CONSERVATION FUND) 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 (DEFINITIONS FOR ORS 92.010 TO 92.192) OR 215.010 (DEFINITIONS), 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 (DEFINITIONS FOR ORS 30.930 TO 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (DEFINITIONS FOR ORS 195.300 TO 195.336), 195.301 (LEGISLATIVE FINDINGS) AND 195.305 (COMPENSATION FOR RESTRICTION OF USE OF REAL PROPERTY DUE TO LAND USE REGULATION) TO 195.336 (COMPENSATION AND CONSERVATION FUND) 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.

The true consideration for this conveyance is \$ None.

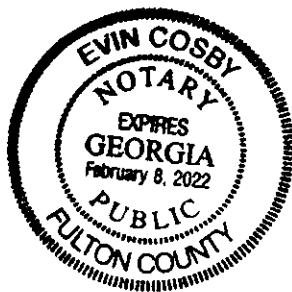
Dated: December 18<sup>th</sup>, 2018.

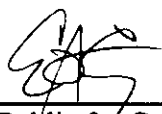
Raymond James Trust, N.A.

By:   
Susan M. English, First Vice President,  
Grantor

STATE OF GEORGIA )  
County of Cherokee ) ss.

The foregoing instrument was acknowledged before me on December 18, 2018, by  
Susan M. English, First Vice President of Raymond James Trust, N.A.



  
Notary Public for Georgia  
My Commission Expires: 02-08-2022