

2019-006379

Klamath County, Oregon



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Document type: BARGAIN AND SALE DEED

Consideration: None – Estate Planning

06/07/2019 08:25:43 AM

Fee: \$87.00

Grantor: Carrie Sjogren

Grantees: Alan Sjogren and Chris Sjogren

Address for Tax Statements:  
93501 Timber Lane  
Coos Bay, OR 97420

After recording, return to:  
Amy L. Muenchrath  
MuenchrathLaw  
280 N. Collier St,  
Coquille, OR 97423

### BARGAIN AND SALE DEED

**Carrie Sjogren**, Grantor, conveys to **Alan Sjogren and Chris Sjogren as tenants in common with rights of survivorship**, Grantees, all of their interest in the following described real property free of encumbrances except as specifically set forth herein, situated in **Klamath County**, State of Oregon to wit:

Lot 12, Block 8, Tract No. 1042, TWO RIVERS NORTH situated in Section 36,  
Township 25 South, and Section 1, Township 26 South, Range 7 East of the Willamette  
Meridian, Klamath County, Oregon.

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their heirs and assigns forever subject to any covenants, conditions, restrictions, easements, rights of way, homeowner's association assessments, if any contained in or matters of the Klamath County records.

The true and actual consideration of this conveyance in terms of dollars is NONE. This is being transferred for estate planning purposes only.

**PURSUANT TO ORS 93.040: 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 23<sup>rd</sup> day of May, 2019.

Carrie Sjogren  
Carrie Sjogren, Grantee

STATE OF OREGON                     )  
  ) ss.  
County of Coos                     )

Personally appeared before me this 23<sup>rd</sup> day of May, 2019, the above named Carrie Sjogren, grantor, and acknowledged the foregoing instrument to be her voluntary act and deed.



Shannon R Mache  
Notary Public for Oregon  
My Commission Expires: 1-22-2023