

2019-009972

Klamath County, Oregon



00246205201900099720030036

08/30/2019 10:20:10 AM

Fee: \$92.00

**After recording, return to:**

Jane M. Garvin  
831 Dutch Neck Road  
Waldoboro, ME 04572

**Until a change is requested all tax statements  
shall be sent to the following address:**

Jane M. Garvin  
831 Dutch Neck Road  
Waldoboro, ME 04572

Space Above This Line for Recorder's Use

**OREGON GENERAL WARRANTY DEED**

State of Oregon

Klamath County

KNOW ALL MEN BY THESE PRESENTS, that for and inconsideration for the sum of One-Dollar (\$1.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

A Trust under the name of James Jacobson Living Trust, dated November 22, 2002, with James Jacobson acting as the Trustee, with a mailing address of 831 Dutch Neck Road, Waldoboro, Maine, 04572.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and warrants to Jane M. Garvin, a single individual, residing at 831 Dutch Neck Road, Waldoboro, Maine, 04572 (hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or the following described real estate, situated in Klamath County, Oregon, to-wit:

S 1/2 SE 1/4 Section 18, Township 35 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon. TOGETHER with a 60 foot wide meandering non-exclusive easement over and across the East 1/2 of Section 19 for ingress and egress and all other roadway purposes for access to the county road, recorded April 3, 1979 in Book M79 at page 7402, in the Klamath County Clerks Office. CODE 008 MAP 3512-00000 TL 02600 KEY#289306 CODE 008 MAP 3512-00000 TL 02700 KEY#289299

**To have and to hold**, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

## Required Disclosure Statement

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.

Date August 15th 2019

  
Grantor's Signature

James Jacobson

831 Dutch Neck Rd, Waldoboro, Maine, 04572

# NOTARY ACKNOWLEDGMENT

State of Maine)

County of Lincoln)

I, the undersigned, a Notary Public in said County, in said State, hereby certify that James Jacobson whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 15 day of August, 2019.

Melissa M. Williams (SEAL)  
Notary Public

My Commission Expires: June 6, 2025

MELISSA M. WILLIAMS  
NOTARY PUBLIC  
State of Maine  
My Commission Expires  
June 6, 2025