

Grantor Name and Address:

Lane Brown

P.O. Box 140021

Salcha, Alaska 99714

Grantee Name and Address:

Charleboix @ Sons

2417 Obispo Drive

Medford, Oregon 97504

After recording, return to (Name and Address):

Pat Charleboix

2417 Obispo Drive

Medford, Oregon 97504

Send all tax statement to (Name and Address):

Pat Charleboix

2417 Obispo Drive

Medford, Oregon 97504

2019-014028

Klamath County, Oregon



00251036201900140280010011

12/03/2019 11:49:47 AM

Fee: \$82.00

BARGAIN AND SALE DEED - STATUTORY FORM

Return to Grantor

Lane Brown

Conveys to Patrick K Charleboix

Grantor, Grantee,

the following described real property situated in Klamath County, Oregon:

Lot 2 in Block 13 of OREGON PINES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

For information purposes only, the physical address, map/tax acct#(s) may be referenced here:

The true consideration for this conveyance is \$ 2,500.00 See requirements of ORS 93.030

DATED 12/3/2019; any signature on behalf of a business or other entity is made with the authority of that entity.

Lane Brown

State of Oregon

County of Jackson

This instrument was acknowledged before me on (date) 12/3/19 by Lane Brown

This instrument was acknowledged before me on (date) 12/3/19 by

as

of



Laura J Bernhardt
Notary Public for Oregon

Oregon State Disclosure for all Real Property: 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. Include required reference if real property is subject to Oregon Laws 2007, Chapter 866, Section 3.