

2020-003311

Klamath County, Oregon



0025624820200033110010014

03/17/2020 10:45:11 AM

Fee: \$82.00

After recording, return to:

Law Office of Jonathan D. Mishkin, P.C.
c/o Jonathan D. Mishkin, LL.M.
4380 S.W. Macadam Avenue
Suite 190
Portland, OR 97239

Until a change is requested,

all tax statements shall be sent to:

Daniel Charbonneau & Johnna Charbonneau
Trustees of the Charbonneau Joint Trust
32376 Fox Hollow Road
Eugene, OR 97405

STATUTORY BARGAIN & SALE DEED

Daniel Joseph Charbonneau and Johnna Marie Charbonneau, as tenants by the entirety, Grantors, convey to Daniel Joseph Charbonneau and Johnna Marie Charbonneau, as Trustees of the Charbonneau Joint Trust u/t/a dated March 10, 2020, Grantees, the following described real property located at 27334 West Odell Rd., Crescent Lake, Oregon 97733, including the boat dock, situated in Klamath County, Oregon, to wit:

A LEASEHOLD INTEREST IN

LOT 7, TRACT W, U.S. FOREST SERVICE SUBDIVISION OF ODELL LAKE RECREATION UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true consideration for this conveyance includes other property or other value given or promised that represents the whole consideration. This is a transfer to a revocable trust for the benefit of Grantors.

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: March 10, 2020.


Daniel Joseph Charbonneau

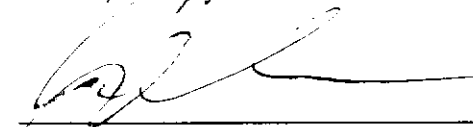

Johnna Marie Charbonneau

STATE OF OREGON)

County of Lane)

The within instrument was acknowledged before me on March 10, 2020 by Daniel Charbonneau and Johnna Charbonneau.




NOTARY PUBLIC - STATE OF OREGON