



THIS SPACE RESERVED FOR

2022-008501

Klamath County, Oregon

07/13/2022 09:01:01 AM

Fee: \$87.00

Karen Gail Trust

230 Westbrook Dr.

Rogue River, OR 97537

Grantor's Name and Address

Jered C. Gail

3470 Ford Dr.

Medford, OR 97501

Grantee's Name and Address

After recording return to:

Jered C. Gail

3470 Ford Dr.

Medford, OR 97501

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

Jered C. Gail

3470 Ford Dr.

Medford, OR 97501

File No. 547848AM

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Karen Gail, Trustee, or her Successors in Trust, under the Karen Gail Trust dated December 28, 2010, and any amendments thereto,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**Jered C. Gail,**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to wit:

**Lot 48 of Tract 1428, 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 is **(to correct grantor clause of Bargain and Sale Deed recorded 9/16/2021 as document 2021-014161)**

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To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

**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.**

In Witness Whereof, the grantor has executed this instrument this 1<sup>st</sup> day of July, 2022; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Karen Gail Trust

Karen Gail  
Karen Gail

State of Oregon} ss.

County of } Josephine  
JULY 21<sup>ST</sup>

On this 1 day of July, 2022, before me, Ruth Louise Thorne a Notary Public in and for said state, personally appeared Karen Gail known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The Karen Gail Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Ruth Louise Thorne  
Notary Public for the State of Oregon»  
Residing at: Josephine  
Commission Expires: 1/20/2024

