

Vincer

2022-012417

Klamath County, Oregon



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10/17/2022 03:29:11 PM

Fee: \$87.00

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Harry L. Carlson and Gayle H. Carlson, Trustees of
the Harry Carlson and Gayle Carlson Revocable Trust
P.O. Box 909
Merrill, OR 97633

Grantor:

Harry L. Carlson and Gayle H. Carlson
P.O. Box 909
Merrill, OR 97633

Grantee:

Harry L. Carlson and Gayle H. Carlson, Trustees of
the Harry Carlson and Gayle Carlson Revocable Trust
P.O. Box 909
Merrill, OR 97633

BARGAIN AND SALE DEED

Harry L. Carlson and Gayle H. Carlson, as tenants by the entirety, Grantors, convey to Harry L. Carlson and Gayle H. Carlson, Trustees of the Harry Carlson and Gayle Carlson Revocable Trust, Grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A, attached hereto and incorporated by this reference.

The true and actual consideration for this transfer is \$0.00.

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.

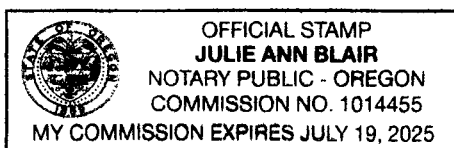
DATED this 13th day of October, 2022.

Harry L. Carlson, Grantor

Gayle H. Carlson, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 13th day of October, 2022, the above-named Harry L. Carlson and Gayle H. Carlson, Grantors, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Notary Public for Oregon
My Commission expires: 07/19/2025

“Exhibit A”

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF KLAMATH, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN THE SE1/4 OF SE1/4 OF SECTION 35, TOWNSHIP 40 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN IN KLAMATH COUNTY, OREGON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH RIGHT-OF-WAY LINE OF THE COUNTY ROAD, SAID POINT BEING 443 FEET WEST AND 30 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION 35, THENCE WEST 850.6 FEET TO THE EAST RIGHT OF WAY LINE OF THE D-1-B LATERAL, THENCE NORTH 0 DEGREES 14' EAST 296 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE D-1 LATERAL, THENCE EASTERLY ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

PARCEL ID: 4010-03500-01600-000

COMMONLY KNOWN AS 15005 ANDERSON ROAD, KLAMATH FALLS, OR 97603