



THIS SPACE RESERVED FOR RECORDER'S USE

2022-012844
Klamath County, Oregon
10/31/2022 09:43:02 AM
Fee: \$87.00

Daniel Joseph Carbonneau and Johnna Marie Charbonneau
32376 Fox Hollow Rd
Eugene, OR 97405

Grantor's Name and Address

Timothy Allen McQueen and Natalie Frazier McQueen
61325 Bonneville Loop
Bend, OR 97703

Grantee's Name and Address

After recording return to:
Timothy Allen McQueen and Natalie Frazier McQueen
61325 Bonneville Loop
Bend, OR 97702

Until a change is requested all tax statements
shall be sent to the following address:
Timothy Allen McQueen and Natalie Frazier McQueen
61325 Bonneville Loop
Bend, OR 97702

File No. 567734AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Daniel Joseph Carbonneau and Johnna Marie Charbonneau, as Trustees of the Charbonneau Joint Trust
u/t/a dated March 10, 2020**

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

Timothy Allen McQueen and Natalie Frazier McQueen, as tenants by the entirety,

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:

**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, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2306-00000-00100 B8 126223

The true consideration for this conveyance is **\$1,300,000.00**

Return To:



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 28 day of Oct, 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.

[Signature]
Daniel Joseph Charbonneau, Trustee

[Signature]
Johnna Marie Charbonneau, Trustee

State of Oregon} ss.
County of Lane}

On this 28 day of October, 2022, before me, Kathleen Ann Henderson a Notary Public in and for said state, personally appeared Daniel Joseph Charbonneau and Johnna Marie Charbonneau, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Charbonneau Joint Trust u/t/a dated March 10, 2020, 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.

[Signature]
Notary Public for the State of Oregon»

Residing at: Oregon

Commission Expires: 10/13/2024

