

Returned at Counter

2024-010148

Klamath County, Oregon



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11/21/2024 01:05:25 PM

Fee: \$82.00

**After recording, return to:**

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

**Send tax statements to:**

Gregory A. Pickens and Jeannette A.  
Pickens, Trustees of the GJ Pickens Trust  
2166 Round Lake Road  
Klamath Falls, OR 97601

**Grantor:**

Greg A. Pickens and Jeannette A. Pickens  
2166 Round Lake Road  
Klamath Falls, OR 97601

**Grantee:**

Gregory A. Pickens and Jeannette A.  
Pickens, Trustees of the GJ Pickens Trust  
2166 Round Lake Road  
Klamath Falls, OR 97601

**BARGAIN AND SALE DEED**

Greg A. Pickens and Jeannette A. Pickens, as tenants by the entirety, Grantors, convey to Gregory A. Pickens and Jeannette A. Pickens, Trustees of the GJ Pickens Trust, Grantees, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

The W1/2 S1/2 N1/2 SE1/4 SE1/4 of Section 6, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for road purposes over the South 30 feet of the E1/2 S1/2 N1/2 SE1/4 SE1/4 of Section 6, Township 39 South, Rane 8 East of the Willamette Meridian, Klamath County, Oregon.

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 19<sup>th</sup> day of November, 2024.

Greg A. Pickens, Grantor

Jeannette A. Pickens, Grantor

STATE OF OREGON, County of Klamath) ss.

Personally appeared before me this 19<sup>th</sup> day of November, 2024, the above-named Greg A. Pickens and Jeannette A. Pickens, Grantors, and acknowledged the foregoing instrument to be their voluntary act. Before me:

  
Notary Public for Oregon  
My Commission expires: 3.16.27