

**After recording, return to:**

Matthew G. Matrisciano  
MGM Law Firm LLC  
160 NW Irving Ave, Suite 101  
Bend, OR 97703

[The Above Space Reserved for Recorder's Use]

**Until a change is requested, send tax statements to:**

Dennis James Challacombe Irrevocable Trust  
20059 Beaver Lane  
Bend, OR 97703

**BARGAIN AND SALE DEED**

Dennis James Challacombe, as Grantor, conveys to John Crosland, Trustee of the Dennis James Challacombe Irrevocable Trust dated February 20, 2025, as Grantee, the following real property:

Lot 33, Block 41, First Addition to Klamath Forest Estates, as recorded in Klamath County, Oregon

For informational purposes, the map/tax/lot 3510-027D0-00700

The true consideration for this conveyance is none ("estate planning purposes").

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,

Dated this 20<sup>th</sup> day of February, 2025.

Dennis James Challacombe  
Dennis James Challacombe

On February 20, 2025, the above-named Dennis James Challacombe personally appeared before me and acknowledged the foregoing instrument to be his voluntary act and deed.

 OFFICIAL STAMP  
GAY MARY FLETCHER  
NOTARY PUBLIC-OREGON  
COMMISSION NO 1021831  
MY COMMISSION EXPIRES FEBRUARY 14, 2026