

**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:**

Carolyn Gibson Trust  
1254 Rector Dr  
La Pine, OR 97739

**BARGAIN AND SALE DEED**

CAROLYN J. GIBSON, as Grantor, conveys to Carolyn J. Gibson and Melanie A. Gibson, Trustees of the Carolyn Gibson Trust dated April 3, 2025, and any amendments thereto, as Grantee(s), the following real property:

**Lot 1 in Block 10 of FIRST ADDITION TO RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

Also known as 1254 Rector Dr, La Pine, Oregon

For informational purposes, the map/ tax account # is 2309-024B0-05200-000

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, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

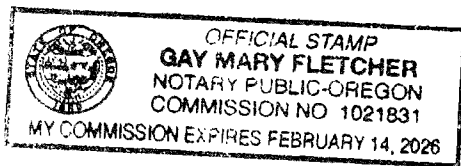
Dated this 3<sup>rd</sup> day of April, 2025.

GRANTOR:

Carolyn J. Gibson  
Carolyn J. Gibson

STATE OF OREGON                     )  
  ) ss.  
County of Deschutes                )

On April 3, 2025, the above-named Carolyn J. Gibson personally appeared before me and acknowledged the foregoing instrument to be her voluntary act and deed.



Gay Mary Fletcher  
Notary Public for the State of Oregon