

Grantors:

Carson Trust Agreement
dated 3-19-91
c/o M. Kathryn Newnham
Newnham & Newnham, APC
7777 Fay Ave., Suite 207
La Jolla, CA 92037

Grantee:

Eric David Carson and
Jennifer Anne McGuire
19 Buttermere Dr.
Lakelands, NSW 2282
Australia

After recording, return to:

Eric David Carson and
Jennifer Anne McGuire
19 Buttermere Dr.
Lakelands, NSW 2282
Australia

Send tax statements to:

Eric David Carson and
Jennifer Anne McGuire
19 Buttermere Dr.
Lakelands, NSW 2282
Australia

RECORDED IN POLK COUNTY
Valerie Unger, County Clerk

2022-009282

08/09/2022 12:00:01 PM

REC-BS Cnt=1 Stn=5 K. WILLIAMS
\$10.00 \$11.00 \$10.00 \$60.00 \$5.00

\$96.00

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that Margarita Carson Ganem, Successor Trustee under the Carson Trust Agreement dated 3-19-91 (hereinafter collectively called the "Grantor"), for the consideration hereinafter stated to grantor paid, do hereby grant, bargain, sell and convey unto Eric David Carson and Jennifer Anne McGuire, husband and wife (hereinafter called the "Grantee"), and grantee's heirs, successors and assigns, all of their interest in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Polk and State of Oregon, and more fully described as follows:

That part of the John Jackson Donation Land Claim No. 78, Notification No. 5168, in Township 6 South, Range 6 West of the Willamette Meridian in Polk County, Oregon; beginning at the Northeast corner of said claim and running thence South 44.87 chains; thence West 52.55 chains to the East line of a County road; thence North 15° 15' East 27.62 chains along the East line of said road; thence North 31° East 22.75 chains along the East line of said road to the North line said Claim; thence East 33.82 chains to the place of beginning.

Property Address: 8390 Blanchard Road, Sheridan, OR 97378

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

THE TRUE CONSIDERATION FOR THIS CONVEYANCE IS \$0. This deed is given for estate planning purposes.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof 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 SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

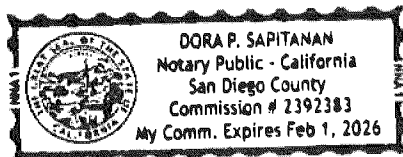
In Witness Whereof, the grantor has executed this instrument this 30 day of July, 2022.

Carson Trust Agreement dated 3-19-91

Margarita Carson Ganem
By Margarita Carson Ganem, Successor Trustee,
Grantor

STATE OF CALIFORNIA)
County of SAN DIEGO) ss.

This instrument was acknowledged before me on the 30 day of JULY, 2022, by Margarita Carson Ganem, Successor Trustee, for Carson Trust Agreement dated 3-19-91.



[Signature]
NOTARY PUBLIC
My Commission Expires: Feb. 01, 2026