

**BARGAIN AND SALE DEED**

Charlotte M. Koehler  
C/O 701 Park Avenue  
Medford, OR 97501  
Grantor

John Patrick Mahoney, et al  
565 S Peralta Hills Drive  
Anaheim, CA 92807  
Grantee

After recording return to and send Tax Statements  
Grantee

**2019-003908**

Klamath County, Oregon



04/11/2019 03:16:31 PM

Fee: \$87.00

Returned at Counter

KNOW ALL MEN BY THESE PRESENTS, That I, CHARLOTTE M. KOEHLER hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain sell and convey unto RICHARD J. and BOBBIE R. MAHONEY, husband and wife as tenants by the Entirety, as to an undivided 1/4 interest, MICHAEL T. and JANICE L. MAHONEY, husband and wife as tenants by the Entirety, as to an undivided 1/4 interest, PATRICK O. MAHONEY, as to an undivided 1/4 interest and RICHARD R. MAHONEY, as to an undivided 1/4 interest, hereinafter called grantee and unto grantee's heirs, successors and assigns, all right, title and interest in the following described real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Government Lots 21, 28 and 29 in Section 13, Township 36 South, Range 10 East of the Willamette Meridian – 60 acres M/L

To Have and to Hold the same unto the second party and second party's heirs, successor and assigns forever.

The true consideration for this conveyance is the payment of \$20,000.00.

**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.**

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.

In Witness Whereof, Grantor, Charlotte M. Koehlers, has executed this instrument this 10<sup>th</sup> day of April, 2019.

Charlotte M. Koehler

Charlotte M. Koehler

STATE OF OREGON )

) ss.

County of Jackson )

On April 10, 2019 before me, Deborah Leigh Lusk  
Notary Public, personally appeared, Charlotte M. Koehler, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument.

(S E A L)

Before me: Deborah Leigh Lusk

Notary Public for Oregon

My Commissioner Expires: 5-21, 2021

