



THIS SPACE RESERVED FOR RECORDER'S USE

Susan Martucci and Evelyn McBride

1169 Corinth Greens Dr

Sun City Center, FL 33573

Grantor's Name and Address

John Vincent Kronenberger Etal

2043 White Ave #1, 3030 Acosta Ave

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

John Vincent Kronenberger Etal

2043 White Ave #1, 3030 Acosta Ave

Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:

John Vincent Kronenberger Etal

2043 White Ave #1, 3030 Acosta Ave

Klamath Falls, OR 97601

File No. 341481AM

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### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Evelyn McBride and Susan Martucci, each as to an undivided 1/10 interest,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

**John Vincent Kronenberger, Allison Rene Kronenberger, Michael Kronenberger, Kim Kronenberger, Paul Kronenberger, Judy Kronenberger, Gael Kronenberger, and Marilyn Kronenberger, as tenants in common.**

hereinafter called Grantee, and unto Grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

**See Attached Exhibit 'A'**

**Subject to the interest of Nicholas Vernon Hood, Deceased as to parcel 1**

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$146,500.00.**

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall 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 SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the grantor has executed this instrument this 15 day of January, 2020; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Susan Martucci  
Susan Martucci

Evelyn McBride

Signed in counterpart

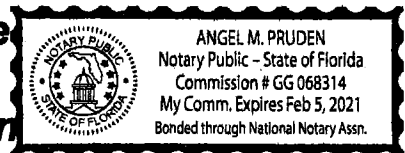
State of Florida } ss  
County of Hillsborough }

On this 15<sup>th</sup> day of January, 2020, before me, Angel M. Pruden a Notary Public in and for said state, personally appeared Susan Martucci, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Angel M. Pruden  
Notary Public for the State of Florida  
Residing at: Hillsborough County  
Commission Expires: 02/05/2021

☒ **Physical Presence**  
**OR**  
☐ **Online Notarization**



State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Susan Martucci, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

\_\_\_\_\_  
Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

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 Witness Whereof, the grantor has executed this 14 day of January, 2020 if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Susan Martucci  
Evelyn McBride  
Evelyn McBride

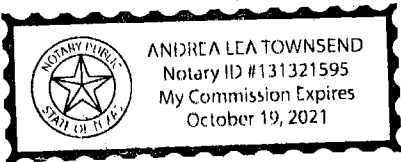
Signed in counterpart

State of Texas } ss  
County of Somervell }

On this 14<sup>th</sup> day of January, 2020, before me, Andrea Lea Townsend a Notary Public in and for said state, personally appeared Evelyn McBride, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Andrea Lea Townsend  
Notary Public for the State of Texas  
Residing at: 204 Granada Calle Granbury, TX 76049  
Commission Expires: 10/19/21



State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Susan Martucci, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

EXHIBIT 'A'

File No. 341481AM

PARCEL 1:

S 1/2 NE 1/4 of Section 28, and the E 1/2 NE 1/4 of Section 33, in Township 35 South, Range 12 East, Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM any portion thereof lying within the boundaries of Ivory Pines Road.

PARCEL 2:

The SE 1/4 of Section 28, the E 1/2 W 1/2 NE 1/4 of Section 33, the W 1/2 of the NW 1/4 of Section 34, all in Township 35 South, Range 12 East, Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM any portion thereof lying within the boundaries of Ivory Pines Road.

PARCEL 3:

The W 1/2 W 1/2 NE 1/4 of Section 33, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.