



THIS SPACE RESERVED FOR

2022-004668
Klamath County, Oregon
04/13/2022 09:23:01 AM
Fee: \$87.00

Woodrow J. McLin, Nicole L. McLin, David R. McLin and
Debbie A. McLin

3150 Burgdorf Rd.

Bonanza OR 97623

Grantor's Name and Address

Nicole McLin and Woodrow J. McLin

3150 Burgdorf Rd.

Bonanza, OR 97623

Grantee's Name and Address

After recording return to:

Nicole McLin and Woodrow J. McLin

3150 Burgdorf Rd.

Bonanza, OR 97623

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

Nicole McLin and Woodrow J. McLin

3150 Burgdorf Rd.

Bonanza, OR 97623

File No. 528905AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

**Woodrow J. McLin and Nicole L. McLin, as Tenants by the Entirety
and**

**David R. McLin and Debbie A. McLin, as Tenants by the Entirety
together with rights of survivorship,**

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

Woodrow J. McLin and Nicole McLin, as Tenants by the Entirety,

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:

**That portion of Government Lot 4 (SW1/4 SW1/4) of Section 7, Township 39 South, Range 11 East of the
Willamette Meridian, Klamath County, Oregon lying Southerly of the strip of land 60 feet wide being 30
feet on each side of the following described center line beginning at a point on the West section line of
Section 7, Township 39 South, Range 11 East of the Willamette Meridian that is 882.2 feet more or less,
Northerly along said Section line from the Southwest corner of said Section 7 and runs South 80°43' East
525.1 feet, more or less, to a point; thence South 55°32' East 524.3 feet, more or less, to a point; thence
South 30°21' East 576.3 feet, more or less, to a point on the South line of said Section 7, which point is
Easterly 1241.7 feet, more or less, from the Southwest corner of Section 7, Township 39 South, Range 11
East of the Willamette Meridian, Klamath County, Oregon.**

The true consideration for this conveyance is \$to convey title.

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.

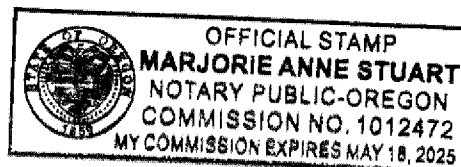
In Witness Whereof, the grantor has executed this instrument this 8 day of April, 2022, if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Nicole L. McLin
Nicole L. McLin
Woodrow J. McLin
Woodrow J. McLin
David R. McLin
David R. McLin
Debbie A. McLin
Debbie A. McLin

State of Oregon } ss
County of Klamath }

On this 8th day of April, 2022, before me, Marjorie Anne Stuart, a Notary Public in and for said state, personally appeared Woodrow J. McLin, Nicole L. McLin, 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.

Marjorie Anne Stuart
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 5/10/25



State of Oregon } ss
County of Klamath }

On this 11 day of April, 2022, before me, Heather Anne Sciurba, a Notary Public in and for said state, personally appeared David R. McLin and Debbie A. McLin, 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.

Heather Anne Sciurba
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 11/21/2025

