



THIS SPACE RESERVED FOR

2022-005834

Klamath County, Oregon

05/06/2022 02:31:01 PM

Fee: \$92.00

Bonnie Griffiths and Christopher Griffiths and Ervin Mullek

110 Tranquil Trail

Columbia Falls, MT 59912

Grantor's Name and Address

Bonnie Griffiths and Christopher Griffiths

110 Tranquil Trail

Columbia Falls, MT 59912

Grantee's Name and Address

After recording return to:

Bonnie Griffiths and Christopher Griffiths

110 Tranquil Trail

Columbia Falls, MT 59912

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

Bonnie Griffiths and Christopher Griffiths

110 Tranquil Trail

Columbia Falls, MT 59912

File No. 526925AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Ervin Mullek, an unmarried man as to an undivided 50% interest and Bonnie Griffiths and Christopher Griffiths, as Tenants by the Entirety, as to an undivided 50% interest all as tenants in common,

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

Bonnie Griffiths and Christopher Griffiths, 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:

Lot 9, Block 41, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of 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 4 day of May, 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.

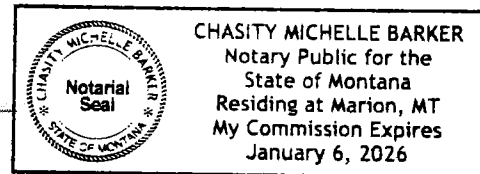
Bonnie Griffiths
Bonnie Griffiths

Christopher Griffiths
Christopher Griffiths

State of MT } ss
County of Flathead }

On this 4 day of May, 2022, before me, Chasity Michelle Barker a Notary Public in and for said state, personally appeared Bonnie Griffiths, and Christopher Griffiths, 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.

Chasity Michelle Barker
Notary Public for the State of MT
Residing at: Marion
Commission Expires: 1-6-26



In Witness Whereof, the grantor has executed this instrument this 27 day of April, 22; 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.

Ervin Mullek
Ervin Mullek

State of WA } ss
County of Pierce }

On this 27 day of April, 2022, before me, Cyndi McCarter a Notary Public in and for said state, personally appeared Ervin Mullek, 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.

Cyndi McCarter
Notary Public for the State of WA
Residing at: Pierce
Commission Expires: 3-6-26

