



2022-011273
Klamath County, Oregon
09/19/2022 08:33:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

Equity Trust Co.

Grantor's Name and Address

Kenneth Muller

Grantee's Name and Address

After recording return to:
Kenneth Muller
33426 Mid River Ave.
Soldotna, AK 99669

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

same as above

File No. 556038AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Equity Trust Company, Successor Merger to Sterling Trust Company, Custodian FBO Kenneth L. Muller, Account #85732, as to a 1/2 interest; and Equity Trust Company, successor Merger to Sterling Trust Company, FBO Tracy L. Muller, Account #85733, as to a 1/2 interest

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

Kenneth L. Muller and Tracy L. Schmiedeberg, formerly known as Tracy L. Muller,

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:

SW1/4 of the NW1/4 of Section 15, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

The true consideration for this conveyance is to clear 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.

8/11/22

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 9th day of September, 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.

Equity Trust Company, Custodian FBO
Kenneth L. Muller, Account #85732

By: [Signature]
Lindsay A. Petro
Corporate Alternate Signer

Equity Trust Company, Custodian FBO
Tracy L. Muller, Account #85733

By: [Signature]
Lindsay A. Petro
Corporate Alternate Signer

State of Ohio ss
County of Cuyahoga

On this 9th day of Sept, 2022, before me, Melissa Bermudez a Notary Public in and for said state, personally appeared Lindsay A. Petro, as CORPORATE ALTERNATE SIGNER, for Equity Trust Company, Custodian FBO, Kenneth L. Muller and Lindsay A. Petro, as CORPORATE ALTERNATE SIGNER for Equity Trust Company, Custodian FBO Tracy L. Muller, 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.

[Signature]
Notary Public for the State of Ohio
Residing at: Cuyahoga
Commission Expires:



MELISSA BERMUDEZ
Notary Public, State of Ohio
My Commission Expires
January 20, 2025