2023-006933

Klamath County, Oregon

08/14/2023 03:40:02 PM Fee: \$122.00

RECORDING COVER SHEET (Per ORS 205.234 or ORS 205.244)

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors in this cover sheet <u>do not</u> effect the Transaction(s) contained in the instrument itself

This space reserved for use by the County Recording Office

After recording return to: Brian Murphy and Meagan Murphy 25 N Keene Way Dr. Medford Or 97504

- 1) Title(s) of Transaction(s) ORS 205.234(a) Bill of Sale
- 2) Direct Party/Grantor(s) ORS 205.125(1)(b) and ORS 205.160
 Michael D. Reeder, Steven F. Reeder, Andrea S. Vigo, Kevin Comiskey, Trustee of the James Lloyd Reeder Supplemental Needs Trust uwd January 21, 2020
- 3) Indirect Party/Grantee(s) ORS 205.125(1)(a) and ORS 205.160
 Brian Murphy and Meagan Murphy, husband wife
- 4) True and Actual Consideration ORS 93.030 \$1,100,000.00
- 5) Send Tax Statements to: Brian and Meagan Murphy 25 N. Keene Way Dr. Medford, Or. 97504

: If this box is checked, the below applies:

If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "Rerecorded at the request of to correct previously recorded in Book and Page, or as Fee Number."

(Legal description if corrected is attached to included certified document of the original.)



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Until a change is requested all tax statements shall be sent to the following address: Brian Murphy and Meagan Murphy 25 N keene Way Dr Medford, OR 97504

File No.: 7161-4085237 (kw) Date: August 08, 2023

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BILL OF SALE

THIS INDENTURE WITNESSETH, That in consideration of the sum of One Million One Hundred Thousand and 00/100 dollars (\$1,100,000.00) the receipt whereof hereby is acknowledged, I the undersigned Seller, hereby grant, bargain, sell, transfer and deliver unto Brian Murphy and Meagan Murphy, husband and wife, hereinafter called Buyer, the following described personal property, now being and situate at F Block Lot 5 Lake of the Woods, in the City of Klamath Falls, County of Klamath, and State of Oregon, to-wit:

Lot 5, Block F, Lake of the Woods Recreation Unit according to the official plat on file in the office of the Klamath Ranger District, Freemont-Winema National Forest USDA Forest Service, together with the cabin, dock and personal property.

TO HAVE AND TO HOLD the same, unto Buyer and Buyer's executors, administrators, successors and assigns forever.

And I, the Seller, hereby covenant to and with the said Buyer that I am the owner of said personal property that the same is free from all encumbrances, that I have a good right to sell the same, and that I, my heirs, executors and administrators shall warrant and defend the same against the lawful claims of all persons whomsoever.

WITNESS my/our hand(s) this 10 day of A	15U1+ , 2023.
	M
Steven F. Reeder	Michael D. Reeder



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WITNESS my/our hand(s) this 10 day of 10	urb , 20 23.
Jon Huda	
Steven F. Reeder	Michael D. Reeder

File No.: 7161-4085237 (kw)	50 of Sale - continu	ed	Date: 08/08/2023
Andrea S. Vigo	_	Kevin Comiskey, Trustee Reeder Supplemental Nee January 21, 2020	
CAUFORNIA		Kevin Comiskey, Trustee	
ACKNOWING MENT FOLLOWS —————	>	Nevin Comiskey, Hustee	
STATE OF	5.		
County of	-		
This instrument was acknowledged before by Steven F. Reeder .	re me on this	day of	, 20
	Notary Public f My commission		
STATE OF	-		
County of)ss	J.		
This instrument was acknowledged before by Michael D. Reeder.	re me on this	_ day of	, 20
	Materia District		
	Notary Public I My commission		

File No.: 7161-4085237 (kw)	CB or Bala - Cintinued	Date: 08/08/2023
STATE OF (ALIFORNIA)	ss.	
County of US AVECES)		
JORDAN CRANE Notary Public - California Los Angeles County My Comm. Expires Sep 27, 2026	Notary Public for CAUFOWA My comprission expires: 9-27-26	, 20 <u>23</u>
STATE OF	ss.	
County of	J.J.	
This instrument was acknowledged before by Kevin Comiskey, as Trustee of the comiskey of the c	ore me on this day of ne James Lioyd Reeder Supplemental Ne	, 20 eds Trust dated.

Notary Public for My commission expires:

File No.: 7161-4085237 (kw)	Bill of Sale - continued	Date: 08/08/2023
Andrea S. Vigo		al, Trustee
STATE OF) Ss. County of)		
This instrument was acknowledged before in by Steven F. Reeder .	me on this day of	, 20
	Notary Public for My commission expires;	
STATE OF		
)ss. County of)		
This instrument was acknowledged before in the by Michael D. Reede r .	me on this day of	, 20
	Notary Public for My commission expires:	

. . . .

File No.: 7161-4085237 (kw)	Bill of Sale - continue	ed	Date: 08/08/2023
Andrea S. Vigo		Kevin Comiskey, Trustee Reeder Supplemental Nee January 21, 2020	
		Kevin Comiskey, Trustee	
STATE OF) State of) County of) This instrument was acknowledged before by Steven F. Reeder .		day of	, 20
y steven i Reeder,	Notary Public fo My commission		
STATE OF CROON)ss. County of Lane This instrument was acknowledged before by Michael D. Reeder.		day of <u>Augus</u>	T_, 20 <u>2</u> 3
OFFICIAL STAMP Ellen Roberta Aronowitz Notary Public - Oregon Commission No. 1005868 My Commission Expires November 11, 2024	Notary Public for My commission		recon

File No.: 7161-4085237 (kw)	Bill of Sale - continued	Date: 08/08/2023
Andrea S. Vigo		key, Trustee of the James Lloyd lemental Needs Trust dated 2020
	Kevin Comisi	key, Trustee
STATE OF County of C		lermo
STATE OF) County of) This instrument was acknowledged before by Michael D. Reeder .		, 20
	Notary Public for My commission expires:	· · · · · · · · · · · · · · · · · · ·

File No.: 7161-4085237 (kw)	Bill	of Sale - continued	Date: 08/08/2023
STATE OF)		
County of)ss.)		
This instrument was acknowledge by Andrea S. Vigo .	ed before me o	on this day of	, 20
		otary Public for commission expires:	
STATE OF <u>Oregon</u> County of <u>Doual</u> as))ss.)		
9		on this <u>10</u> day of <u> </u>	<i>UST</i> , 20 <u><i>23</i></u> Il Needs Trust dated
	_	Shana J. t	Beaty
OFFICIAL STAMP SHANA J. BEATY NOTARY PUBLIC - ORE COMMISSION NO. 101 MY COMMISSION EXPIRES DECEMBER	9373	tary Public for Ougon commission expires: 13/1	() 2/2025