

**2023-007694**

**Klamath County, Oregon**

09/05/2023 09:58:01 AM

Fee: \$127.00

**RECORDING COVER SHEET PER ORS 205.234**

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON  
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.  
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE  
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

**FILE NO: 4085237** *KW*

**RECORDING REQUESTED BY AND RETURN TO:**

**Brian Murphy and Meagan Murphy  
25 N Keene Way Dr.  
Medford, Or. 97504**

**1. Title of Document: (ORS 205.234a)  
Bill of Sale**

**2. Grantor(s): (ORS 205.160)  
Michael D. Reeder, Steven F. Reeder, Andrea S. Vigo fka Andrea C. Reeder, Kevin Comiskey, Trustee of the  
James Lloyd Reeder Supplemental Needs Trust UWD January 21, 2020**

**3. Grantee(s): (ORS 205.1251a and 205.160)  
Brian Murphy and Megan Murphy, husband and wife**

**4. TRUE AND ACTUAL TRANSACTION AMOUNT: (ORS 93.030) (If applicable):  
  
\$1,100,000.00**

**5. SEND TAX STATEMENTS TO:  
Brian and Meagan Murphy 25 N. Keene Way Dr. Medford, Or. 975104**

**6. If this instrument is being Re-Recorded, complete the following statement: (ORS 205.244)**

**Re-recorded to: Correct Vesting , on instrument previously recorded as Document No. 2023-006933**

**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 do not 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.)**



After recording return to:  
Brian Murphy and Meagan Murphy  
25 N keene Way Dr  
Medford, OR 97504

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

THIS SPACE RESERVED FOR RECORDER'S USE

## 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 August, 2023.

\_\_\_\_\_  
Steven F. Reeder

  
\_\_\_\_\_  
Michael D. Reeder



After recording return to:  
Brian Murphy and Meagan Murphy  
25 N keene Way Dr  
Medford, OR 97504

Until a change is requested all tax  
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Brian Murphy and Meagan Murphy  
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Medford, OR 97504

File No.: 7161-4085237 (kw)

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**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.**

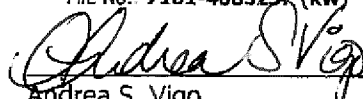
TO HAVE AND TO HOLD the same, unto Buyer and Buyer's executors, administrators, successors and assigns forever.

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WITNESS my/our hand(s) this 10 day of August, 2023.

  
Steven F. Reeder

\_\_\_\_\_  
Michael D. Reeder

  
Andrea S. Vigo

Kevin Comiskey, Trustee of the James Lloyd  
Reeder Supplemental Needs Trust dated  
January 21, 2020

CALIFORNIA  
ACKNOWLEDGMENT  
FOLLOWS →

\_\_\_\_\_  
Kevin Comiskey, Trustee

STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by **Steven F. Reeder**.

\_\_\_\_\_  
Notary Public for  
My commission expires:

STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by **Michael D. Reeder**.

\_\_\_\_\_  
Notary Public for  
My commission expires:

STATE OF CALIFORNIA )  
County of LOS ANGELES )ss.

This instrument was acknowledged before me on this 10 day of AUGUST, 20 23  
by **Andrea S. Vigo**.



[Signature]  
Notary Public for CALIFORNIA  
My commission expires: 9-27-26

STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ )ss.

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by **Kevin Comiskey**, as Trustee of the **James Lloyd Reeder Supplemental Needs Trust** dated.

\_\_\_\_\_  
Notary Public for  
My commission expires:

\_\_\_\_\_  
Andrea S. Vigo

Kevin Comiskey, Trustee of the James Lloyd  
Reeder Supplemental Needs Trust dated  
January 21, 2020

Kevin Comiskey, Trustee  
Kevin Comiskey, Trustee

STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by **Steven F. Reeder** .

\_\_\_\_\_  
Notary Public for  
My commission expires:

STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by **Michael D. Reeder** .

\_\_\_\_\_  
Notary Public for  
My commission expires:

\_\_\_\_\_  
Andrea S. Vigo

Kevin Comiskey, Trustee of the James Lloyd  
Reeder Supplemental Needs Trust dated  
January 21, 2020

\_\_\_\_\_  
Kevin Comiskey, Trustee

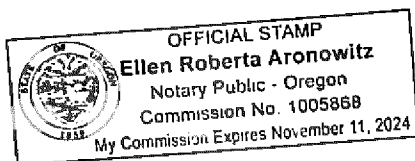
STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_ )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by **Steven F. Reeder**.

\_\_\_\_\_  
Notary Public for  
My commission expires:

STATE OF Oregon )  
County of Lane ) ss.  
\_\_\_\_\_ )

This instrument was acknowledged before me on this 10<sup>th</sup> day of August, 2023  
by **Michael D. Reeder**.



[Signature]  
Notary Public for State of OREGON  
My commission expires: 11-11-24



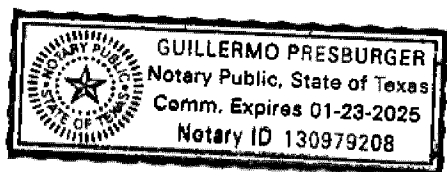
\_\_\_\_\_  
Andrea S. Vigo

Kevin Comiskey, Trustee of the James Lloyd  
Reeder Supplemental Needs Trust dated  
January 21, 2020

\_\_\_\_\_  
Kevin Comiskey, Trustee

STATE OF Texas )  
County of Dallas ) ss.

This instrument was acknowledged before me on this 10<sup>th</sup> day of August, 2023  
by **Steven F. Reeder**.



Guillermo Presburger

Notary Public for Texas  
My commission expires: 01/23/2025

STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ ) ss.

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by **Michael D. Reeder**.

\_\_\_\_\_  
Notary Public for  
My commission expires:

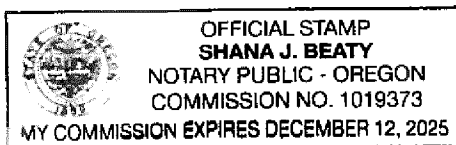
STATE OF \_\_\_\_\_ )  
 )ss.  
County of \_\_\_\_\_ )

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
by **Andrea S. Vigo** .

\_\_\_\_\_  
Notary Public for  
My commission expires:

STATE OF Oregon )  
County of Douglas )ss.

This instrument was acknowledged before me on this 10 day of August, 2023  
by **Kevin Comiskey, as Trustee of the James Lloyd Reeder Supplemental Needs Trust** dated.



Shana J. Beaty  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 12/12/2025