



2023-010646  
Klamath County, Oregon  
12/13/2023 10:58:01 AM  
Fee: \$87.00

After recording, return to:  
Brandsness, Brandsness & Rudd, P.C.  
411 Pine Street  
Klamath Falls, OR 97601

Send tax statements to:  
Daniel M. Eytchison  
5019 S. 6th Street  
Klamath Falls, OR 97603

**Grantors:**

Charles Brian Leib, Claiming Successor  
of the Small Estate of Ruth-Ann Leib  
261 NE 52nd Street  
Newport, OR 97365

Charles Brian Leib  
261 NE 52nd Street  
Newport, OR 97365

Robert L. Leib  
16598 SW Cynthia Street  
Beaverton, OR 97007

**Grantee:**

Daniel M. Eytchison  
5019 S. 6th Street  
Klamath Falls, OR 97603

**BARGAIN AND SALE DEED**

Charles Brian Leib, Claiming Successor of the Small Estate of Ruth-Ann Leib (Klamath County Circuit Court Case No. 23PB01086), Charles Brian Leib, individually, and Robert L. Leib, individually, Grantors, convey to Daniel M. Eytchison, Grantee, their interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Beginning at a point 460 feet North 51° 15' West of a point 60 feet North 38° 45' East of the Northeasterly corner of Block 12 of the original town of Linkville, now City of Klamath Falls, Oregon; thence North 38°45' East 120 feet; thence North 51°15' West 50 feet; thence South 38°45' West 120 feet; thence South 51° 15' East 50 feet to the point of beginning, being a portion of Lots 3, 4, 5, 6 Block 51 Nichols Addition to Linkville, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this transfer is \$0.00.

**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.

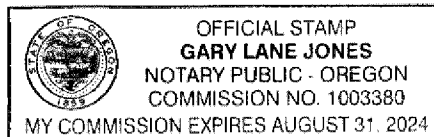
DATED this 1<sup>st</sup> day of December, 2023.

Charles Brian Leib

Charles Brian Leib, Claiming Successor of the  
Small Estate of Ruth-Ann Leib, Grantor

STATE OF OREGON    )  
                                  ) ss.  
County of Lincoln    )

Personally appeared before me this 1<sup>st</sup> day of December, 2023, the above-named Charles Brian Leib, Claiming Successor of the Small Estate of Ruth-Ann Leib, deceased, Grantor, and acknowledged the foregoing instrument to be his voluntary act. Before me:

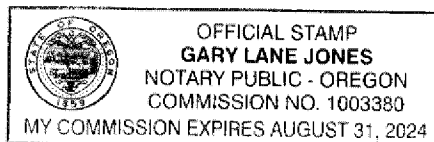


Gary Lane Jones  
Notary Public for Oregon  
My Commission expires: August 31, 2024

Charles Brian Leib  
Charles Brian Leib, Grantor

STATE OF OREGON    )  
                                  ) ss.  
County of Lincoln    )

Personally appeared before me this 15<sup>th</sup> day of December, 2023, the above-named Charles Brian Leib, individually, Grantor, and acknowledged the foregoing instrument to be his voluntary act. Before me:

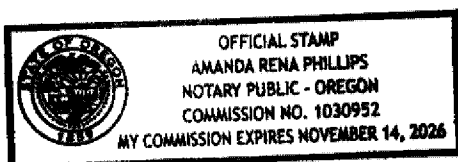


Gary Lane Jones  
Notary Public for Oregon  
My Commission expires: August 31<sup>st</sup>, 2024

Robert L. Leib  
Robert L. Leib, Grantor

STATE OF OREGON    )  
                                  ) ss.  
County of Washington    )

Personally appeared before me this 4 day of December, 2023, the above-named Robert L. Leib, individually, Grantor, and acknowledged the foregoing instrument to be his voluntary act. Before me:



Amanda Rena Phillips  
Notary Public for Oregon  
My Commission expires: Nov. 14, 2026