

2024-003253

Klamath County, Oregon

John F. Linder, Patricia A. Linder and Kathleen K. Murphy
PO Box 352
Eagle Point, OR 97524

Grantor's Name and Address



00327703202400032530020028

04/29/2024 01:38:43 PM

Fee: \$87.00

John F. Linder, Patricia A. Linder and Angelia C. Tinnin
PO Box 352
Eagle Point, OR 97524

Grantee's Name and Address

After recording return to:

John F. Linder, Patricia A. Linder and Angelia C. Tinnin
PO Box 352
Eagle Point, OR 97524

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

John F. Linder, Patricia A. Linder and Angelia C. Tinnin
PO Box 352
Eagle Point, OR 97524

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That John F. Linder and Patricia A. Linder, Husband and Wife and Kathleen K. Murphy,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto John F. Linder and Patricia A. Linder as Tenants by the Entirety and Angelia C. Tinnin, all Not as Tenants in Common but with Rights of Survivorship,

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:

N1/2 of Lots 1 and 2 of Section 4, Township 37 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

APN 3712-00400-00100

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$to convey title. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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 26th day of April, 2024 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.

John F. Linder by Patricia Ann Linder
John F. Linder by Patricia Ann Linder as his attorney in fact
as his attorney in fact.

Kathleen K. Murphy
Kathleen K. Murphy

Patricia A. Linder
Patricia A. Linder

State of Oregon } ss
County of JACKSON }

On this 26th day of April, 2024, before me, Kelley L. Amone a Notary Public
in and for said state, personally appeared Kathleen K. Murphy + Patricia Linder, 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.

Kelley L. Amone
Notary Public for the State of Oregon
Residing at: Eagle Point
Commission Expires: 2/18/25

