

**2024-004714****Klamath County, Oregon**

Returned at Counter



00329449202400047140030030

06/11/2024 02:35:35 PM

Fee: \$92.00

Turnbull Properties LLC, An Oregon Limited Liability  
Company

900 Richmond St.

Klamath Falls, OR 97601

Grantor's Name and Address

John M. Smith

5740 Delaware Ave

Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to:

John M. Smith

5740 Delaware Ave

Klamath Falls, OR 97603

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

John M. Smith

5740 Delaware Ave

Klamath Falls, OR 97603

**BARGAIN AND SALE DEED**KNOW ALL MEN BY THESE PRESENTS, That **Turnbull Properties LLC, an Oregon Limited Liability Company,**hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **John M. Smith,**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:

SEE LEGAL DESCRIPTION EXHIBI "A" ATTACHED

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.

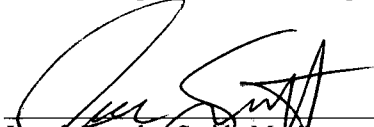
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

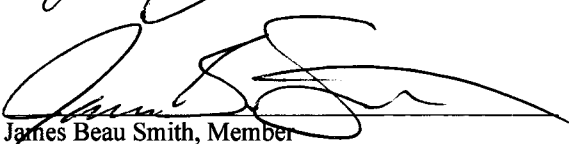
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

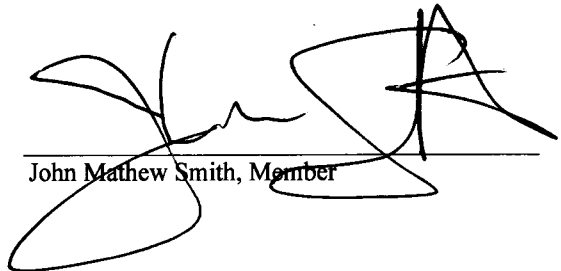
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 11 day of June, 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.

Turnbull Properties LLC, an Oregon Limited Liability Company

  
\_\_\_\_\_  
Joseph Brandon Smith, Member


  
\_\_\_\_\_  
James Beau Smith, Member

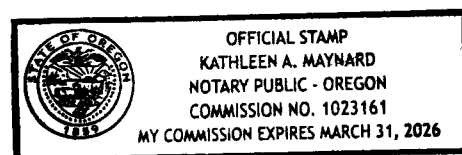
  
\_\_\_\_\_  
John Mathew Smith, Member

State of Oregon} ss  
County of Klamath}

On this 11<sup>th</sup> day of June, 2024, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared **Joseph Brandon Smith, John Mathew Smith and James Beau Smith**, as Members of **TURNBULL PROPERTIES LLC**, an Oregon Limited Liability Company 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.

  
\_\_\_\_\_  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: March 31, 2026



Legal Description  
Exhibit "A"

Parcel 1:

Lots 4 and 5 in Block 43 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN 3809-030AB-03700

Parcel 2:

Lots 6, 7, 8 and 9, Block 43, BUENA VISTA ADDITION to the City of Klamath Falls, TOGETHER WITH the Southerly 50 feet of Lots 10, 11, 12, 13 and 14, Block 43, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

APN 3809-030AB-03501