

2024-008178

Klamath County, Oregon



00333631202400081780010010

09/18/2024 11:26:43 AM

Fee: \$82.00

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

Send tax statements to:  
MRGP, LLC  
2372 Linda Vista Drive  
Klamath Falls, OR 97601

**Grantor:**

Patrick T. Colahan  
2372 Linda Vista Drive  
Klamath Falls, OR 97601

**Grantee:**

MRGP, LLC  
2372 Linda Vista Drive  
Klamath Falls, OR 97601

**BARGAIN AND SALE DEED**

Patrick T. Colahan, Grantor, conveys to MRGP, LLC, an Oregon limited liability company, Grantee, his interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

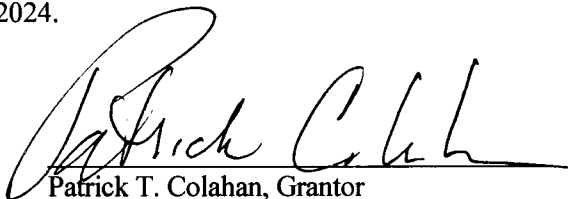
The W1/2 SW1/4, SE1/4 SW1/4, Section 28; SE1/4 Section 29; N1/2 NE1/4 Section 32; and the NW1/4 NW1/4 Section 33, all in Township 38 South, Range 11 1/2 East of the Willamette Meridian

Excepting any reservations and restrictions of record, rights of way, and easements of record and those apparent on the land, contracts/or liens for irrigation and/or drainage.

The true and actual consideration for this transfer is \$0.

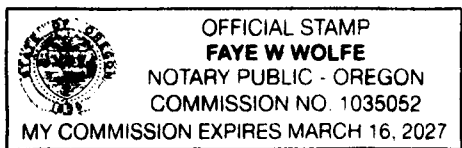
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

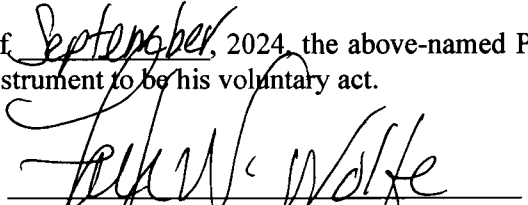
DATED this 16 day of September, 2024.

  
Patrick T. Colahan, Grantor

STATE OF OREGON   )  
  ) ss.  
County of Klamath   )

Personally appeared before me this 16 day of September, 2024, the above-named Patrick T. Colahan, Grantor, and acknowledged the foregoing instrument to be his voluntary act.



  
Notary Public for Oregon  
My Commission expires: 3-16-27