

2024-009041

Klamath County, Oregon



00334665202400090410020023

10/17/2024 08:50:00 AM

Fee: \$87.00

Returned at Counter

Kat's Deed Prep

Patricia A. Linder and Kathleen K. Murphy

PO Box 352

Eagle Point, OR 97524

Grantor's Name and Address

Patricia A. Linder and Angelia C. Tinnin

PO Box 352

Eagle Point, OR 97524

Grantee's Name and Address

After recording return to:

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:

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 **Patricia A. Linder and Kathleen K. Murphy,**

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey
unto **Patricia A. Linder and Angelia C. Tinnin, 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 N1/2 NE1/4 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 and replace deed
formerly recorded as 2024-003253.**

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 7th day of October, 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.

Patricia A. Linder
Patricia A. Linder

Kathleen K. Murphy
Kathleen K. Murphy

State of Oregon } ss
County of Jackson }

On this 7th day of October, 2024, before me, Kelley Amone, a Notary Public in and for said state, personally appeared Patricia A. Linder and Kathleen K. Murphy, 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 Amone
Notary Public for the State of
Residing at: Eagle Point, OR
Commission Expires: 5/28/28

