



MTC bc 4488 am

2025-000179

Klamath County, Oregon

01/09/2025 03:00:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

Roy S. Vondollen and Joann M. Vondollen

PO BOX 809

Keno, OR 97627

Grantor's Name and Address

Mark J. Koscinski Jr. and Renee D. Koscinski

PO BOX 372

Keno, OR 97627

Grantee's Name and Address

After recording return to:

Mark J. Koscinski Jr. and Renee D. Koscinski

PO BOX 372

Keno, OR 97627

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

Mark J. Koscinski Jr. and Renee D. Koscinski

PO BOX 372

Keno, OR 97627

File No. 127437AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Roy S. Von Dollen and Jo Ann M Von Dollen, as tenants by the entirety,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Mark J. Koscinski Jr. and Renee D. Koscinski, as tenants by the entirety,

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:

The North one-half of Lot 4 in Block 9, FIRST ADDITION TO KENO WHISPERING PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$192,500.00**. fulfillment of contract recorded in instrument 2016-009380 and rerecorded 2017-005973.

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 1st day of September, 2016; 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.

Roy S. Von Dollen
Roy S. Von Dollen

By:
JoAnn M. Von Dollen, his atty in fact
JoAnn M. Von Dollen, his attorney in fact

JoAnn M. Von Dollen
JoAnn M. Von Dollen

State of Oregon } ss
County of Klamath }

On this 1st day of September, 2016, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Jo Ann Von Dollen, individually and as power of attorney for Roy S. Von Dollen, 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.

Heather Sciurba

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: January 9, 2018

