

2025-003116

Klamath County, Oregon

SPACE

**Grantor:**

Tanja M. Mahoney  
1937 Painter Street  
Klamath Falls, OR 97601



00341205202500031160020020

04/28/2025 11:45:42 AM

Fee: \$87.00

**Grantees:**

Kevin John Mahoney and Tanja Marie Mahoney, Trustees of  
the Kevin J. and Tanja M. Mahoney Living Trust u/a/d April 23, 2025  
1937 Painter Street  
Klamath Falls, OR 97601

**After recording return to:**

Christopher D. Mecca  
245 NW B Street  
Grants Pass, Oregon 97526

**Send all tax statements to:**

Kevin John and Tanja Marie Mahoney, Trustees  
1937 Painter Street  
Klamath Falls, OR 97601

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**BARGAIN AND SALE DEED**

KNOW ALL BY THESE PRESENT that *Tanja M. Mahoney*, hereinafter called **Grantor**, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto *Kevin John Mahoney and Tanja Marie Mahoney, Trustees of the Kevin J. and Tanja M. Mahoney Living Trust u/a/d April 23, 2025*, 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 Klamath County, State of Oregon, described as follows, to-wit:

**The Southerly 92 feet of Lot 19 in Block 13 of HILLSIDE 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**

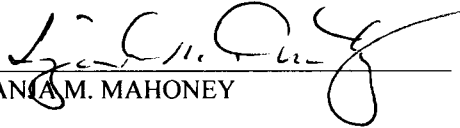
To have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$Zero. However, the actual consideration consists of Estate Planning Objectives with no monetary exchange.

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.

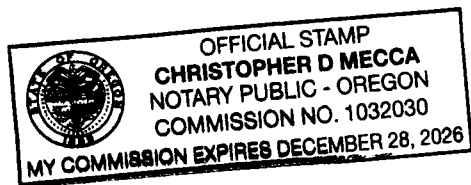
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAW 2009, AND SECTIONS 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

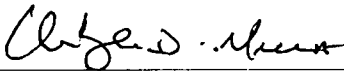
IN WITNESS WHEREOF, the grantor has executed this instrument this 23<sup>rd</sup> day of April, 2025.

  
TANJA M. MAHONEY

STATE OF OREGON     )  
                                  ) ss  
County of Josephine    )

This instrument was acknowledged before me on April 23, 2025, by Tanja M. Mahoney.



  
Notary Public for Oregon