



00345249202500065270010017

07/28/2025 03:00:21 PM

Fee: \$87.00

<b>After recording, return to:</b> Brandsness, Brandsness & Rudd, P.C. 411 Pine Street Klamath Falls, OR 97601
<b>Send tax statements to:</b> Julianne Marie Murray, Trustee of the JAMurray Trust 2150 Harvard Street Klamath Falls, OR 97601

**Grantor:**  
Julianne Murray  
2150 Harvard Street  
Klamath Falls, OR 97601

**Grantee:**  
Julianne Marie Murray, Trustee  
of the JAMurray Trust  
2150 Harvard Street  
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

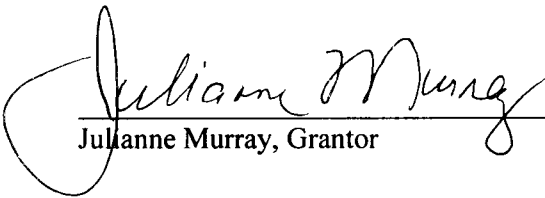
Julianne Murray, Grantor, conveys to Julianne Marie Murray, Trustee of the JAMurray Trust, Grantee, her interest in the following described real property situated in the County of Klamath, State of Oregon, to-wit:

Lots 4 & 5, Block 44, Buena Vista Addition to the City of Klamath Falls, subject to “restrictions of record and those apparent on the land.”

The true and actual consideration for this transfer is \$0.00.

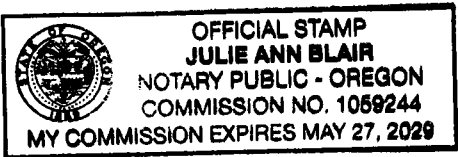
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

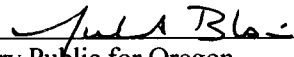
DATED this 24<sup>th</sup> day of July, 2025.

  
Julianne Murray, Grantor

STATE OF OREGON     )  
County of Klamath     ) ss.

Personally appeared before me this 24<sup>th</sup> day of July, 2025, the above-named Julianne Murray, Grantor, and acknowledged the foregoing instrument to be her voluntary act. Before me:



  
Notary Public for Oregon  
My Commission expires: 05/27/2029