

After Recording Return to:
THOMAS A. MATTHIAS and RHONDA M. MATTHIAS
636 Front Street
Klamath Falls, OR 97601
 Until a change is requested all tax statements
 shall be sent to the following address:
THOMAS A. MATTHIAS and RHONDA M. MATTHIAS
636 Front Street
Klamath Falls, OR 97601

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State of Oregon, County of Klamath
 Recorded 11/14/03 1:41 P m
 Vol M03 Pg 84469
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That THOMAS A. MATTHIAS, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto THOMAS A. MATTHIAS and RHONDA M. MATTHIAS, HUSBAND AND WIFE, 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 anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

A tract of land situated in the City of Klamath Falls, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at an iron pipe on the Southerly right of way of Front Street from which an iron pin marking the intersection of the Southerly right of way of said Front Street and the Westerly right of way of California Avenue, bears North 89° 06 1/2' East 370.0 feet distant; thence South 100 feet; thence North 89° 06 1/2' East 105.0 feet; thence North 100.0 feet to the Southerly right of way of Front Street; thence South 89° 06 1/2' West 105.0 feet, more or less, to the point of beginning, and being a portion of Lot 8, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

*To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
 The true and actual consideration paid for this transfer, stated in terms of dollars, is \$To Convey Title Only.
 (here comply with the requirements of ORS 93.930)*

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

In Witness Whereof, the grantor has executed this instrument November 6, 2003; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.


 THOMAS A. MATTHIAS

STATE OF OREGON,)
) ss.
 County of Klamath)

The foregoing instrument was acknowledged before me this 7th day of November, 2003, by Thomas A. Matthias.

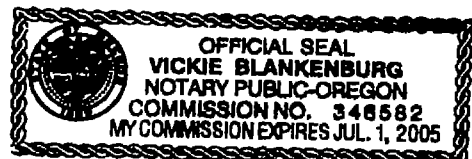

 Notary Public for Oregon

(SEAL)

My commission expires: 7/10/05

BARGAIN AND SALE DEED
THOMAS A. MATTHIAS, as grantor

and
THOMAS A. MATTHIAS and RHONDA M. MATTHIAS, as
grantee



This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00057612