

AFTER RECORDING, RETURN TO:
William M. Ganong, Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

NO CHANGE

M06-03538

Klamath County, Oregon

02/27/2006 09:01:07 AM

Pages 1 Fee: \$21.00

BARGAIN & SALE DEED

FRANCIS L. MATHEWS and AUDREY E. MATHEWS, Husband and Wife, hereinafter called Grantor, conveys an undivided one-half (1/2) interest as a tenant in common to FRANCIS L. MATHEWS and AUDREY E. MATHEWS as Trustee of the Francis L. Mathews Trust, executed the 28 day of January, 1992, and an undivided one-half (1/2) interest as a tenant in common to AUDREY E. MATHEWS and FRANCIS L. MATHEWS as Trustee of the Audrey E. Mathews Trust, executed the 28 day of January, 1992, Grantees, the following described real property situated in Klamath County, State of Oregon:

A portion of Lot 1 in Block 44 of HOT SPRINGS 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, more particularly described as follows:

Beginning at the most Westerly corner of Lot 1 in said Block 44; thence Southeasterly along the Northeasterly line of Pacific Terrace 50 feet; thence Northeasterly at right angles to Pacific Terrace 80 feet; thence Northwesterly parallel with Pacific Terrace 50 feet; thence Southwesterly at right angles to Pacific Terrace 80 feet to the place of beginning.

Tax Account No.: 3809 028CA 09100.

The true and actual consideration paid for this conveyance is the mutual covenants and conveyances contained herein, which are for purposes of estate planning, and consist of value wholly other than of cash.

"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."

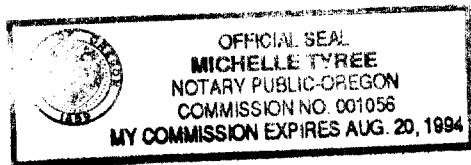
IN WITNESS WHEREOF, the Grantor has duly executed this instrument this 28 day of January, 1992.

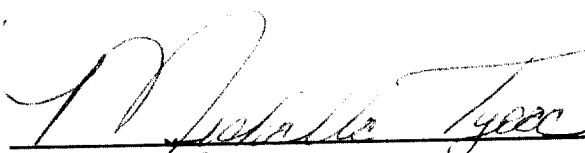

Francis L. Mathews, Grantor


Audrey E. Mathews, Grantor

STATE OF OREGON)
) ss
County of Klamath)

Personally appeared before me this 28 day of January, 1992, the above-named and identified Francis L. Mathews and Audrey E. Mathews, and acknowledged the foregoing instrument to be their voluntary act and deed.




Notary Public for Oregon
My Commission Expires: 8-20-94

Bargain and Sale Deed