

2006-019212

Klamath County, Oregon



00004583200600192120010011

09/25/2006 03:27:12 PM

Fee: \$21.00

After Recording Return to:

ANITA MATYS

325 S 5th St.

Klamath Falls, Or. 97601

Until a change is requested all tax statements

shall be sent to the following address:

SAME AS ABOVE

ASPEN: 63898 MS

## BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That **GERALD ROMINE, TRUSTEE OF THE PACIFIC TERRACE TRUST**, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **ANITA MATYS AS TO AN UNDIVIDED 1/2 INTEREST AND DOUGLAS STILES AS TO AN UNDIVIDED 1/2 INTEREST AS TENANTS IN COMMON**, 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:

Lot 3, Block 44, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-028CA TL 09400 KEY #306350

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)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 APPROVED USES AND 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

In Witness Whereof, the grantor has executed this instrument September 15, 2006; 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.

PACIFIC TERRACE TRUST

BY: GERALD ROMINE, TRUSTEE

STATE OF ARIZONA

County of Maricopa ) sis.

The foregoing instrument was acknowledged before me this 21st day of September, 2006 by Gerald Romine.

Tracy L. Gerken  
Notary Public for Oregon Arizona

(SEAL)

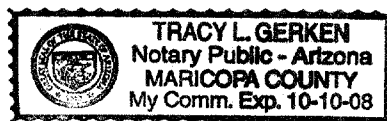
My commission expires: 10-10-2008

BARGAIN AND SALE DEED

PACIFIC TERRACE TRUST, as grantor

and

ANITA MATYS AND DOUGLAS STILES, as grantee



This document is recorded at the request of:  
Aspen Title & Escrow, Inc.  
525 Main Street  
Klamath Falls, OR 97601  
Order No.: 00063898

#21-A