

2007-000089

Klamath County, Oregon

BARGAIN AND SALE DEED (Individual or Corporate)

After Recording Return to:

Anita Matys

325 So 5th St.
Klamath Falls, Or. 97601Until a change is requested all tax statements
shall be sent to the following address:

Same as above



00012171200700000890010014

01/03/2007 02:07:18 PM

Fee: \$41.00

ASPEN: 64214 MS BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That GERALD ROMINE, TRUSTEE OF KLAMATH COUNTY VINE AVENUE TRUST, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ANITA MATYS, 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:

The Northwesterly one-half (Nwly 1/2) of Lot 5, Block 53, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 5, Block 53, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence 60 feet in a Southeasterly direction along a line parallel with Seventh Street; thence 65 feet in a Southwesterly direction along a line parallel with Jefferson Street; thence 60 feet in a Northwesterly direction along Seventh Street; thence 65 feet in a Northeasterly direction along Jefferson Street to the place of beginning

CODE 001 MAP 3809-032AB TL 02000 KEY 411744.

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 \$-0- 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 January 2, 2007; 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.

Klamath County Vine Avenue Trust

By: Gerald Romine, Trustee

STATE OF ARIZONA)

County of MARICOPA) ss.

The foregoing instrument was acknowledged before me this 2 day of JANUARY, 2007, by Gerald Romine.

[Signature]

Notary Public for the State of Arizona

My commission expires:

08-18-2010

BARGAIN AND SALE DEED

KLAMATH COUNTY VINE AVE. TRUST, as grantor

and

ANITA MATYS, as grantee



ANDREW PORTER
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
August 18, 2010

This document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00064214

\$21-A + 20-