

After Recording Return To:
Stephanie L. Matthews
PO Box 2136
Florence, OR 97439

Until Requested otherwise,
send all tax statements to:
Stephanie L. Matthews
PO Box 2136
Florence, OR 97439

2007-011230
Klamath County, Oregon



00025354200700112300020029

06/22/2007 10:29:22 AM

Fee: \$26.00

BARGAIN AND SALE DEED - STATUTORY FORM

JAMES E. MATTHEWS, herein after called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto STEPHANIE L. MATTHEWS, hereinafter called Grantee, and unto Grantee's heirs, successors and assigns, all of that certain real property, with tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, commonly known as 139620 Buzzard Lane, Crescent Lake, Oregon 97425 and more particularly described as follows, to-wit:


A tract of land situated in Section 18, Township 24 South, Range 7 East of the Willamette Meridian, beginning at the Southeast corner of Lot 9, Block 1 of Tract No. 1052-Crescent Pines, according to the official plat thereof recorded in Klamath County, Oregon Plat Records, said corner being on the Southerly line of Pine Creek Loop in said plat; thence, Southeasterly along the South line of said Pine creek Loop (being 60 feet in width) to its intersection with the Southerly extension of a line parallel with and 30.00 feet Westerly from, when measured at right angles, to, the line between Lots 7 and 8, Block 2, of said Crescent Pines; thence South 0°19'40" West 250 feet, more or less, along said parallel line to a point on a line 5.0 feet Northerly of the North bank of Crescent Creek; thence, Southwesterly along a line 5.0 feet Northerly of said bank to a point on a line which bears South 5°30' East 500 feet, more or less, to the point of beginning in Klamath County, Oregon.

This conveyance is subject to and excepts:
RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS, COVENANTS,
CONDITIONS RESTRICTIONS, RESERVATIONS, EASEMENTS OF RECORD, AND
ENCUMBRANCES OF RECORD.

The true consideration of this conveyance is MARITAL SETTLEMENT.

GRANTOR WAIVES ANY RIGHTS UNDER LANE COUNTY CIRCUIT COURT CASE NO. 15-07-11929 WITH REGARDS TO ANY INTEREST IN SUBJECT PROPERTY.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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, 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 197.352.


James E. Matthews

STATE OF OREGON; County of Lane) ss.

This instrument was acknowledged before me on June 13, 2007, by James E. Matthews.




Notary Public for Oregon