

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Justin Matthews

PO Box 100

Merrill, OR 97633

Grantor's Name and Address

Jennifer Matthews

PO Box 100

Merrill, OR 97633

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Parks & Parks

832 Klamath Avenue

Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Jennifer Matthews

PO Box 100

Merrill, OR 97633

2009-002473

Klamath County, Oregon



00061042200900024730010010

02/18/2009 01:58:19 PM

Fee: \$21.00

SPACE RESERVE
FOR
RECORDER

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Justin Matthews

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Jennifer Matthews

hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

A portion of Lot 48, Merrill Tracts, in the County of Klamath, State of Oregon described as follows:

A parcel of land situated in the NE 1/4 Section 11, Township 41 South Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the quarter corner common to sections 2 and 11, Township 41 South, Range 10 East of the Willamette Meridian; thence Westerly 700 feet along the section line between Section 2 and 11, being the centerline of the County road, to a point on said section line; thence Southerly 30.00 feet at right angles to said section line to the said parcel on the Southerly right of way line of said County road, being the true point of beginning; thence Easterly 115.00 feet along the Southerly right of way line of said County road and parallel to said section line to a point; thence Southerly at right angles to said section line to the high water line of Lost River; thence Westerly along the high water line of Lost River to a point approximately 221 feet South of the point of beginning; thence North to the point of beginning.

Code 018 Map 4110-011B0 TL 00700 Key # 101703

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 1.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on 2-18-09; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Justin N Matthews
Justin Matthews

STATE OF OREGON, County of Klamath ss.

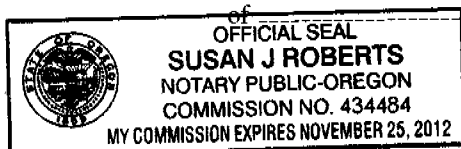
This instrument was acknowledged before me on Feb 18, 2009

by Justin Matthews

This instrument was acknowledged before me on

by

as



Notary Public for Oregon

My commission expires

11/25/2012