

2012-000048

Klamath County, Oregon



00112125201200000480020025

01/05/2012 09:50:44 AM

Fee: \$42.00

Tax Statements
Grantor's name and address:
Denise Diane Mathis
12671 Hill Road
Klamath Falls, Oregon 97603

Return to County

After recording return to:
Richard Fairclo
409 Pine Street, Suite 209
Klamath Falls, OR 97601

BARGAIN & SALE DEED

I, Denise Diane Mathis, Grantor, convey to Denise Diane Mathis, Trustee of the Denise Diane Mathis Family Trust dated June 1, 2011, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Located in Klamath County, Oregon, as Described In Exhibit "A" attached hereto.

SUBJECT TO reservations and restrictions of record, easements and rights of way of record and those apparent on the land, contracts and/or liens for irrigation and/or drainage. The true and actual consideration for this conveyance is \$1.00 and other valuable consideration.

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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 5 day of October, 2011.

x Denise Diane Mathis
Denise Diane Mathis

STATE OF OREGON]
] ss.
County of Klamath]

The foregoing instrument was acknowledged before me this 5th day of October, 2011 by Denise Diane Mathis.

Micah Caldwell

Notary Public for Oregon

My Commission expires: 3-20-2012



A tract of land situated in the NE 1/4 of Section 8, Township 46 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the North line of said Section 8, from which the Northeast corner of said Section 8 bears North 89° 53' 08" East 634.54 feet; thence South 00° 35' 57" East 1324.10 feet; thence South 89° 53' 37" West 689.72 feet to a point on the centerline of Hill Road; thence North 00° 27' 19" West, along the centerline of Hill Road 1323.98 feet to a point on the North line of said Section 8; thence North 89° 53' 08" East 686.84 feet to the point beginning, with bearings based on record of Survey 6817 on file at the office of the Klamath County Surveyor.

CODE 165 MAP 4010-00000 TL 00102 KEY #888725
CODE 164 MAP 4010-00000 TL 00200 KEY #774040

Exhibit

A

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