

2012-002292

Klamath County, Oregon



00114763201200022920020020

03/02/2012 03:56:46 PM

Fee: \$42.00

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS SHALL BE
SENT TO, AND AFTER RECORDING RETURN TO:

John L. Matkowski
Kimberly R. Matkowski
P.O. Box 289
Crescent, OR 97733

STATUTORY BARGAIN AND SALE DEED

Matkowski Enterprises, LLC, an Oregon Limited Liability Company, Grantor, conveys to John L. Matkowski and Kimberly R. Matkowski, husband and wife, Grantee, the following described real property:

A portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

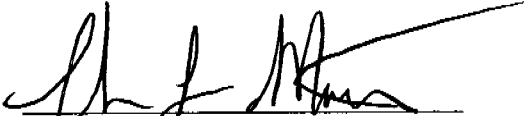
Commencing at the northeast corner of said Section 1; thence south along the east line of said Section 1, a distance of approximately 471.3 feet to the true point of beginning; thence west and parallel to the north line of Section 1 to the easterly right of way line of State Highway 58; thence southeasterly along the east right of way line approximately 290 feet to a point; thence east parallel to the north line of section 1, 72.34 feet, more or less, to the east line of Section 1, thence north along the east line of Section 1 to the point of beginning. (tax account no. R-2406-001aa-01000-000).


BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING 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 WILL 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 SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OR 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.

The true and actual consideration for this transfer is assumption of existing debt.

STATUTORY BARGAIN AND SALE DEED

MICHAEL B. McCORD
Attorney at Law
65 NW Greeley Ave.
Bend, OR 97701
Ph. 541/388-4434
Fax. 541/388-5089
Email: mccord@ourbendlawyer.com

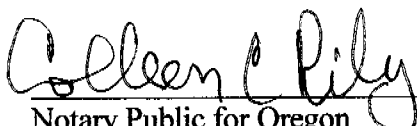

John L. Matkowski, Member
Matkowski Enterprises, LLC
An Oregon Limited Liability Company

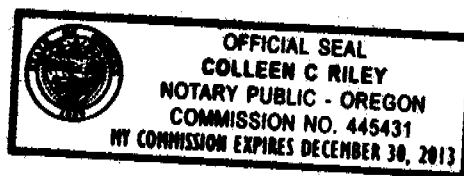

Kimberly R. Matkowski, Member
Matkowski Enterprises, LLC
An Oregon Limited Liability Company

STATE OF OREGON)
)ss.
County of Klamath)

Personally appeared this 2nd day of March 2012, the above named John L. Matkowski and Kimberly R. Matkowski, Members of Matkowski Enterprises, LLC, an Oregon Limited Liability Company, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:


Notary Public for Oregon
My Commission expires: 12-30-13



Michael Matkowski, Member
Matkowski Enterprises, LLC
An Oregon Limited Liability Company

Jamie Matkowski, Member
Matkowski Enterprises, LLC
An Oregon Limited Liability Company

STATE OF WASHINGTON)
)ss.
County of Benton)

Personally appeared this _____ day of March 2012, the above named Michael Matkowski and Jamie Matkowski, Members of Matkowski Enterprises, LLC, an Oregon Limited Liability Company, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Washington
My Commission expires: _____

STATUTORY BARGAIN AND SALE DEED

MICHAEL B. McCORD
Attorney at Law
65 NW Greeley Ave.
Bend, OR 97701
Ph. 541/388-4434
Fax. 541/388-5089
Email: mccord@ourbendlawyer.com