

**2013-003861**

Klamath County, Oregon

04/11/2013 03:11:37 PM

Fee: \$47.00

Grantor's Name and Address

EDITH M. MATTINGLY

11005 Highway 66

Klamath Falls, OR 97601

Grantee's Name and Address

After recording return to:

EDITH M. MATTINGLY

11005 Highway 66

Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:

EDITH M. MATTINGLY

11005 Highway 66

Klamath Falls, OR 97601

Escrow No. MT96836-DS

Title No. 0096836

BSD r.020212

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

MICHAEL J. MATTINGLY,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

EDITH M. MATTINGLY and DANIEL J. MATTINGLY, with the rights of survivorship,

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 anyway appertaining, situated in the County of **KLAMATH**, State of Oregon, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$0.00**.

However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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

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.

47 AMT

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the grantor has executed this instrument this 4th day of April, 2013; if a corporate grantor, 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.

Michael J. Mattingly
MICHAEL J. MATTINGLY

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 4, 2013 by MICHAEL J. MATTINGLY.



Deborah Sinnock
(Notary Public for Oregon)

My commission expires 9-8-13

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situate in the W1/2 of the SW1/4 of the SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northerly boundary of the Klamath Falls-Ashland Highway and the intersection of the East line of the W1/2 SW1/4 SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian; thence North along the said East line 841 feet; thence West at right angles to the said East line 285.5 feet; thence South and parallel with the said East line 989.5 feet to the Northerly boundary of said Highway; thence Northeasterly along the said Northerly boundary 321.9 feet to the point of beginning.

EXCEPTING THEREFROM, beginning at a point 358.0 feet distant from a point on the Northerly boundary of the Klamath Falls-Ashland Highway at the intersection of the East line of the W1/2 SW1/4 SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian; thence North along the said East line a distance of 483.0 feet to a point; thence West and at right angles to said East line, a distance of 285.5 feet to a point; thence South and parallel with said East line, a distance of 483.0 feet to a point; thence East and at right angles to said East line, a distance of 285.5 feet to the point of beginning more or less, and being a portion of the said W1/2 SW1/4 SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian.

ALSO EXCEPTING THEREFROM, beginning at a point on the Northerly boundary of the Klamath Falls-Ashland Highway at the intersection of the East line of the W1/2 SW1/4 SE1/4, Section 28, Township 39 South, Range 8 East of the Willamette Meridian; thence North along said East line a distance of 358.0 feet to a point; thence West, at right angles to said East line, a distance of 138.0 feet to a point; thence South, parallel with said East line, a distance of 430.0 feet, more or less, to the Northerly boundary of said Highway; thence Northeasterly, along said Northerly boundary, a distance of 155.0 feet, more or less, to the point of beginning, and being a portion of the said W1/2 SW1/4 SE1/4, Section 28, Township 39 South, Range 8 East of the Willamette Meridian.

ALSO EXCEPTING THEREFROM, beginning at a point on the Northerly boundary of the Klamath Falls-Ashland Highway and the intersection of the East line of the W1/2 SW1/4 SE1/4, Section 28, Township 39 South, Range 8 East of the Willamette Meridian; thence Southwesterly along said Northerly boundary of the Klamath Falls-Ashland Highway 155.0 feet, more or less, to the true point of beginning; thence North and parallel with the said East line 182 feet; thence West at right angles to said East line 9 feet; thence South and parallel to and 9 feet distant from said East line 184 feet, more or less to a point on the said Northerly boundary of the Klamath Falls-Ashland Highway; thence Northeasterly along said Northerly Highway boundary a distance of 11 feet, more or less, to the point of beginning, and being a portion of the said W1/2 SW1/4 SE1/4, Section 28, Township 39 South, Range 8 East of the Willamette Meridian.