

MTC 1396-11165

Klamath County Vine Avenue Trust

Gerald Romine, Trustee

PO Box 1528, Klamath Falls, OR 97601

Grantor's Name and Address

Anita Matys

3102 Emerald Street

Klamath Falls, OR 97601

Grantee's Name and Address

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

Anita Matys

3102 Emerald Street

Klamath Falls, OR 97601

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

Anita Matys

3102 Emerald Street

Klamath Falls, OR 97601

2013-010083

Klamath County, Oregon



00141821201300100830010018

09/04/2013 10:27:06 AM

Fee: \$37.00

NO. \_\_\_\_\_, Records of said County.

Space Reserved  
for  
Recorder's Use

Witness my hand and seal of County affixed,

Name

Title

By \_\_\_\_\_, Deputy.

### BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Gerald Romine, Trustee, of the Klamath County Vine Avenue Trust hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Anita Matys

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 any way appertaining, situated in Klamath County State of Oregon, described as follows, to-wit:

The Northwesterly one-half (Nwly ½) of Lot 5, Block 53, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Northerly corner of Lot 5, Block 53, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence 60 feet in a Southeasterly direction along a line parallel with Seventh Street; thence 65 feet in a Southwesterly direction along a line parallel with Jefferson Street; thence 60 feet in a Northwesterly direction along Jefferson Street to the place of beginning

CODE 001 MAP 3809-032AB TL 02000 KEY 411744.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

(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 \$10.00 (Ten and no/100 dollars).  
(here comply with the requirements of ORS 93.930)

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 \_\_\_\_\_: if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer of other person duly authorized to do so by order of its board of directors.

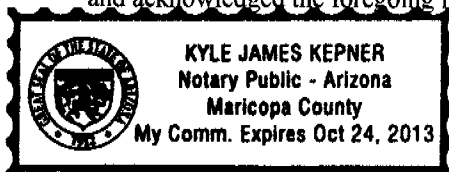
AMERITITLE has recorded this instrument by request as an accomodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

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, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF Arizona ~~OREGON~~, County of Maricopa ) ss.

On 28 August, 2013, personally appeared before me, Gerald Romine, the above named Trustee

and acknowledged the foregoing instrument to be their voluntary act and deed.



Notary Public of Oregon ~~Arizona~~

My commission expires: 24 October 2013

37.-amt.