MTC 13910 - 11165

Klamath County Vine Avenue Trust

Gerald Romine, Trustee  PO Box 1528, Klamath Falls, OR 97601  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  Space Reserved for Recorder's Use  Witness my hand and seal of County  Klamath Falls, OR 97601	
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  Witness my hand and seal of County	
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Klamath Falls, OR 97601  Grantee's Name and Address  After recording, return to (Name, Address, Zip): Anita Matys  3102 Emerald Street  O9/04/2013 10:27:06 AM Fee: \$37  NO. Space Reserved for Recorder's Use  Witness my hand and seal of County	
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without my hand and sear of County	
Klamath Falls, OR 9/601	affixed,
Until requested otherwise, send all tax statements to (Name, Address, Zip Anita Matys  Name  Title	
3102 Emerald Street	
Klamath Falls. OR 97601	Deputy.
BARGAIN AND SALE DEED	·
KNOW ALL BY THESE PRESENTS that Gerald Romine, Trustee, of the Klamath County Vine Avenue Trustee 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 teneshereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County	ements,
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 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 Southeasterly direction along a line parallel with Seventh Street; thence 65 feet in a Southwesterly direction along a line parallel with Jefferson Street to the place of beginning	feet in a et;
CODE 001 MAP 3809-032AB TL 02000 KEY 411744.	
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 dollar (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 change be made so that this deed shall apply equally to corporations and to individuals.  IN WITNESS WHEREOF, the grantor has executed this instrument on 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	: if
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.	
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.	
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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.  Arizona  STATE OF OREGON, County of Maricola ) ss.  On Aryanst , 20 13, personally appeared before me, Grald R	omine the
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