



Elsie P. Matthews, Trustee of Matthews

Family Trust

P.O. Box 639

McArthur, CA 96056

Grantor's Name and Address

Elsie P. Matthews

PO Box 639

McArthur, CA 96056

Grantee's Name and Address

After recording return to:

Elsie P. Matthews

PO Box 639

McArthur, CA 96056

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

NO CHANGE

Escrow No. MT99514-KR

Title No. 0099514

BSD r.020212

MTC 99514-KR

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Elsie P. Matthews, Trustee of the Matthews Family Trust dated June 18, 1990

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

Elsie P. Matthews,

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 the County of **KLAMATH**, State of Oregon, described as follows, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration paid for this transfer, stated in terms of dollars, is **\$1.00 to clear any and all interest as set forth in Assignment of Contract Rights recorded on December 12, 1990 in Volume M90, page 24600 records of Klamath County, Oregon.**

~~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.

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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.

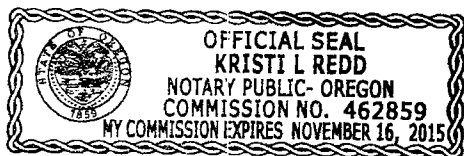
In Witness Whereof, the grantor has executed this instrument this 5th day of December, 2013,

Elsie P. Matthews

Elsie P. Matthews, Trustee of The Matthews Family Trust dated June 18, 1990 *(KR)*

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Dec. 18, 2013 by Elsie P. Matthews, Trustee of The Matthews Family Trust dated 6/18/1990. *(KR)*



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2015

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the SW1/4 NW1/4 of said Section 7 lying between the Westerly right of way of the New Dalles California Highway and the Easterly right of way line of the Southern Pacific Railroad.

ALSO EXCEPTING the following described parcel: Beginning at a point on the Westerly right of way line of The Dalles-California Highway which bears South 89° 49' East a distance of 799.0 feet and North 11° 36' West a distance of 93.71 feet from the West quarter corner of said Section 7; thence South 78° 24' West at right angles to said highway a distance of 200.0 feet; thence South 11° 36' East, parallel with said highway, a distance of 600.0 feet; thence South 78° 24' West a distance of 242.0 feet; thence South 0° 06' East a distance of 303.7 feet; thence South 69° 29' East a distance of 448.8 feet; thence South 11° 36' East a distance of 213.8 feet; thence North 78° 24' East a distance of 122.0 feet to a point on the Westerly right of way line of said highway; thence North 11° 36' West along said right of way line a distance of 1350.0 feet, more or less, to the point of beginning.

ALSO EXCEPTING:

Beginning at a point on the Westerly right of way line of The Dalles-California Highway which bears South 89° 49' East a distance of 799.0 feet and North 11° 36' West a distance of 93.71 feet from the West quarter corner of said Section 7; thence South 78° 24' West at right angles to said highway, a distance of 200.0 feet; thence North 11° 36' West, parallel with said highway, to the North line of the SW1/4 NW1/4 of said Section 7; thence East along said North line to the Westerly line of said highway; thence South 11° 36' West along said Westerly line to the point of beginning.