

BLS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2015-004267

Klamath County, Oregon



00168799201500042670010014

05/05/2015 09:21:54 AM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDER'S USE

Morning Star Enterprises LLC

Grantor's Name and Address

Mathew K McVay & Tatiana V. McVay

Grantee's Name and Address

After recording, return to (Name and Address):

Matt McVay
1415 Esplanade
Klamath Falls OR 97601

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

Same as above

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Morning Star Enterprises of Klamath LLC
an Oregon Limited Liability Company
hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
Mathew K McVay and Tatiana V. McVay
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 (legal description of property):

Lot 23 in Block 30, HOT SPRINGS ADDITION to the City of Klamath Falls, according to the
official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

LESS that portion described as follows: Beginning at the Southwesterly corner of said Lot 23, thence
Northeasterly along the Northerly boundary of Manzanita Street, 4 feet to a point; thence Northwesterly and
parallel with the Southwesterly line of Lot 23 to the Northwesterly line thereof; thence Southwesterly along
the Northwesterly line of said Lot 23 to the Northwesterly corner of said Lot; thence Southeasterly along said
Southwesterly line of said lot to the point of beginning.

(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 \$ 5.5.15. However, the
actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☒ the whole (indicate
which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this instrument, where the context so requires, the singular includes the plural; and all grammatical changes
shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 5.5.15; any
signature on behalf of a business or other entity is made with the authority of that entity.

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 DETER-
MINE 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.

Math K McVay member

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____

by _____

This instrument was acknowledged before me on May 4, 2015by Mathew K. McVayas memberof Morning Star Enterprises of Klamath LLC

OFFICIAL STAMP
TWILA JEAN PELLEGRINO
NOTARY PUBLIC- OREGON
COMMISSION NO. 934477
MY COMMISSION EXPIRES DECEMBER 03, 2018

Twila Pellegrino
Notary Public for Oregon

My commission expires 12-3-2018