

BLS

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



2015-012952

Klamath County, Oregon



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11/30/2015 03:34:57 PM

Fee: \$47.00

Edith M. + Daniel J. Mattingly

11005 Hwy 66
Klamath Falls, OR 97601

Grantor's Name and Address

Edith M. Mattingly

11005 Hwy 66
Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name and Address):

Edith M. Mattingly

11005 Hwy 66
Klamath Falls, OR 97601

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

Edith M. Mattingly

11005 Hwy 66
Klamath Falls, OR 97601

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Edith M. Mattingly and Daniel J. Mattingly

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Edith M. Mattingly, Daniel J. Mattingly and Michael J. Mattingly with Right 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 any way appertaining, situated in Klamath County, State of Oregon, described as follows (legal description of property):

See Attached "Exhibit A"
Legal Description

(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 \$_____.^① 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.^① (The sentence between the symbols ^①, 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 30th November 2015; 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 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.

Edith M. Mattingly
Daniel J. Mattingly

STATE OF OREGON, County of Klamath ss.

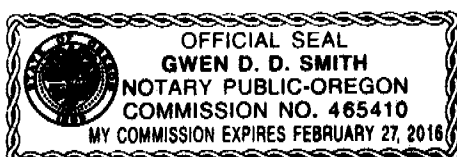
This instrument was acknowledged before me on November 30, 2015
by Edith M. Mattingly and Daniel J. Mattingly

This instrument was acknowledged before me on _____

by N/A

as _____

of _____



Gwen D. D. Smith
Notary Public for Oregon

My commission expires Feb. 27, 2016

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.

