

2016-002308

Klamath County, Oregon



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03/01/2016 03:18:56 PM

Fee: \$42.00

received for record on \_\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and recorded in  
book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_  
and/or as fee/file/instrument/microfilm/reception  
No. \_\_\_\_\_, Records of said County.

Witness my hand and seal of County affixed,

Name

Title

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

Space Reserved  
for  
Recorder's Use

Returned at Counter

Stewart Lennox Emerald Land Trust

Michael Metts, as 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

PO Box 1528

Klamath Falls, OR 97601

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

Anita Matys

PO Box 1528

Klamath Falls, OR 97601

## BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Stewart Lennox Emerald Land 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:

**Lots 18, 19, 32 and 33, CREGAN PARK, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.**

CODE 004 MAP 3909-007BC TL 02700 KEY #535585

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 easement 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). (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 Nov 14 2014: 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.

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, ABD 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO  
11, CHAPTER 434, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON  
LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Michael Metts as Trustee

STATE OF OREGON, County of Baker ) ss.

On Nov 14, 2014, personally appeared before me, Michael Metts, the  
above named Trustee

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



Skye Weir  
Notary Public of Oregon

My commission expires: 01/08/2016