

Aspen Henderson
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2017-002142
Klamath County, Oregon



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02/28/2017 03:56:09 PM

Fee: \$42.00

Grantor's Name and Address Stacey and Zane Mathis 3210 Country Ln. Klamath Falls, OR 976013
Grantee's Name and Address Gerald W. Mathis and Gail S. Mathis 1834 Gary St. Klamath Falls, OR 97603
After Recording Return to: Gerald W. Mathis and Gail S. Mathis 1834 Gary St. Klamath Falls, OR 97603
Until requested otherwise, send all tax statements to: Gerald W. Mathis and Gail S. Mathis 1834 Gary St. Klamath Falls, OR 97603

BARGAIN AND SALE DEED

We, Zane Mathis and Stacy Mathis, husband and wife, do hereby grant, bargain and convey all right, title and interest to Gerald W. Mathis and Gail S. Mathis, the following described real property situate in Klamath County, Oregon, to wit:

Lot 6 in Block 9 of Pleasant View tracts, according to the official plat thereof in file in the office of the County Clerk of Klamath County, Oregon, Excepting therefrom that portion conveyed to Klamath County for widening of Gary Street by instrument recorded June 25, 1965 in Volume 362 Page 460, deed records of Klamath County, Oregon.

Subject to that outstanding promissory note dated the 6th day of June, 2008, Trust deed recorded the 11th day of June, 2008 at 2008-008518, Klamath County Deed Records by which Zane Mathis and Stacey Mathis, tenants by the entirety, are the Grantors, Sterling Savings Bank is the beneficiary and Brad Williams of UPF Washington Incorporated is the Trustee to secure the original unpaid principal balance of \$113,500 which the Grantees shall assume and pay, holding the Grantors harmless therefrom.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$_other_. 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.

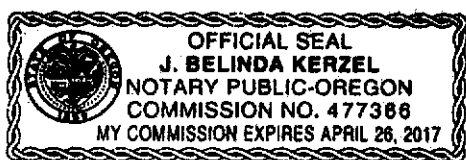
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

DATED this 24 day of February, 2017.

Zane Mathis

STATE OF OREGON, County of Klamath)ss:

ACKNOWLEDGED BEFORE ME this 24 day of February, 2017, by Zane Mathis.



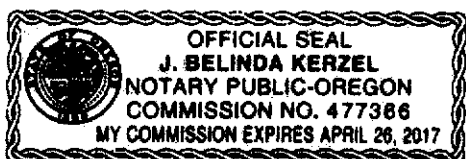
NOTARY PUBLIC FOR OREGON
My Commission Expires: 4-26-17

DATED this 24 day of February, 2017.

Stacy Mathis

STATE OF OREGON, County of Klamath)ss:

ACKNOWLEDGED BEFORE ME this 24 day of February, 2017, by Stacy Mathis.



NOTARY PUBLIC FOR OREGON
My Commission Expires: 4-26-17