



THIS SPACE RESERVED FOR

2017-008915

Klamath County, Oregon

08/08/2017 11:45:00 AM

Fee: \$52.00

Ronald George Matock and Marc Matthew Matock

PO Box 9

Reedsport, OR 97467

Grantor's Name and Address

Oregon Pacific Properties, Inc.

PO Box 9

Reedsport, OR 97467

Grantee's Name and Address

After recording return to:

Oregon Pacific Properties, Inc.

PO Box 9

Reedsport, OR 97467

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


Oregon Pacific Properties, Inc.

PO Box 9

Reedsport, OR 97467

File No.

183968AM

 WAS REQUESTED TO
RECORD THIS INSTRUMENT AS
AN ACCOMMODATION. IT HAS NOT
BEEN EXAMINED FOR SUFFICIENCY
OR ITS EFFECT UPON THE TITLE.

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Ronald George Matock, as to an undivided $\frac{1}{2}$ interest and Marc Matthew Matock, as to an undivided $\frac{1}{2}$ interest

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

Oregon Pacific Properties, Inc., an Oregon Corporation

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 Attached Exhibit 'A'

The true and actual consideration paid for this transfer, stated in terms of dollars, is * for the purpose of changing vesting.. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

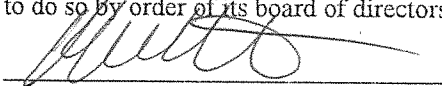
To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.


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.

03/10/18 183968 AM/EO

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.

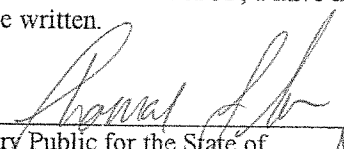
In Witness Whereof, the grantor has executed this instrument this 3 day of August, 2017; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.


Ronald George Matock


Marc Matthew Matock

State of NV } ss
County of Washoe }

On this 3rd day of August, 2017, before me, Thomas Flynn a Notary Public in and for said state, personally appeared Ronald George Matock and Marc Matthew Matock, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of NV
Residing at: _____
Commission Expires: 5-5-19

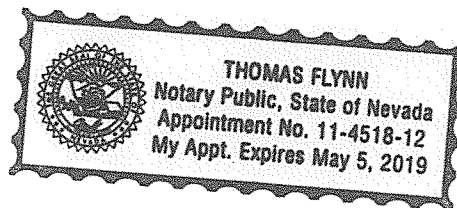


EXHIBIT 'A'

File No. 183968AM

Parcel 1:

Lot 10 and the Southeasterly 15 feet of Lot 11 in Block 17 of INDUSTRIAL 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. The whole being a rectangular piece of land 40 feet wide and 115 feet long, facing 40 feet on East Main Street.

Parcel 2:

Beginning at a point on East Main Street, which is the intersection of said East Main Street with the Northerly line of Lot 13 in Block 17, INDUSTRIAL ADDITION to the City of Klamath Falls, running thence Southerly along the Easterly line of said East Main Street to a point which is 10 feet Southerly from the Northerly line of Lot 11, in Block 17, thence Northeasterly on a line parallel to the Northerly line of said Lot 11 to the alley in said Block 17; thence along the Westerly line of said alley to the Northerly line of said Lot 13; thence Southwesterly to the point of beginning.

The same being all of Lots 12 and 13 and the Northwesterly 10 feet of Lot 11 in said Block 17, INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon.