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2017-009616

Klamath County, Oregon



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08/25/2017 10:47:35 AM

Fee: \$42.00

Business Opportunities & Consulting LLC

PO Box 1528

Klamath Falls, OR 97601

Grantor's Name and Address

Anita Matys

2236 S 6<sup>th</sup> 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

Space Reserved  
for  
Recorder's Use

Name

Title

### BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Business Opportunities & Consulting LLC  
hereinafter called grantor, for the nominal consideration hereinafter stated, does hereby grant, bargain, sell and convey  
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:

**LOT 14, 15, 36 AND 37 OF CREGAN PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE  
OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON.**

**EXCEPTING THEREFROM THE NORTH 25 FEET OF LOTS 15 AND 36 OF SAID SUBDIVISION.**

Commonly known as 3138 Emerald Street, Klamath Falls, OR 97601

Parcel ID: R874414 Map Tax Lot # R-3909-007BC-02903-000

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 \$ 72,885 (Seventy-two thousand, eight hundred, eighty five and no/100 dollars.

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 8/15/17 : 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, AND 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.

ATTORNEY JOE DENTON DOBBINS JR., AS  
POWER OF ATTORNEY FOR GERALD  
ROMINE, THE MANAGING MEMBER OF  
BUSINESS OPPORTUNITIES & CONSULTING  
LLC

STATE OF IDAHO, County of BANNOCK ) ss.

On 15 Aug, 2017, personally appeared before me, Lane Marley, the  
above named JOE DENTON DOBBINS JR. and acknowledged the foregoing  
instrument to be their voluntary act and deed.

LANE MARLEY  
Notary Public  
State of Idaho

Notary Public of Oregon  
My commission expires:

My Commission Expires  
October 10, 2019