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12/27/2017 11:00:21 AM

Fee: \$42.00

Klamath Falls Michigan Land Trust
 Michael Metts, as Trustee
 PO Box 1528, Klamath Falls, OR 97601
 Grantor's Name and Address

Anita Matys
 PO Box 1528
 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

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. |

BARGAIN AND SALE DEED

KNOW ALL BY THESE PRESENTS that Klamath Falls Michigan 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:

**Lot 4, Block 58, SECOND HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat
thereof on file in the office of the Clerk of Klamath County, Oregon.**

CODE 001 MAP 3809-028CC TL 06800 KEY #372885

Commonly known as 216 Michigan Avenue, Klamath Falls, OR 97601

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.

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 _____: 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

STATE OF OREGON, County of Klamath) ss.

On November 30, 2017, personally appeared before me, CONNIE JO DUSAN, the
above named Michael Metts

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



Connie Jo Dusan
Notary Public of Oregon
My commission expires: Nov 9 2020