



00215184201700146700010017

12/27/2017 11:00:31 AM

Fee: \$42.00

Beaver State Trust
Gerald Romine, 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 Beaver State 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:

Parcel 1:

Lot 9, Block 4, RIVERVIEW SECOND ADDITION, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Parcel 2:

A tract of land situated in the NW ¼ SE ¼ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 3/4 " iron pipe marking the Northwest corner of Lot 9, Block 4, RIVERVIEW SECOND ADDITION, said point being South 00° 30' 00" West 549.95 feet from the center quarter corner of said section 5: thence South 89° 30' 00" East 70 feet to a 1/2 " iron pin; thence South 00° 30' 00" West, parallel with the East line of the said RIVERVIEW SECOND ADDITION, 106.50 feet to a 1/2" iron pipe; then North 00° 30' 00" East 106.50 feet to the point of the beginning.

CODE 004 MAP 3909-005DB TL 01500 KEY #524817
CODE 004 MAP 3909-005CA TL 02400 KEY #533079

Commonly known as 2000 Beaver 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

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.

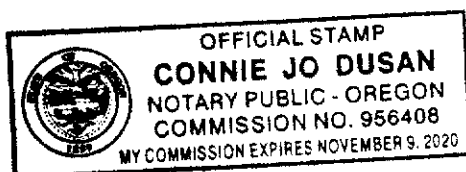
IN WITNESS WHEREOF, the grantor has executed this instrument on November 15, 2017 : if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer of other person duly

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.

STATE OF OREGON, County of Klamath) ss.

On November 15, 2017, personally appeared before me, Connie Jo Dusan, the above named Gerald Romine

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