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01/28/2020 10:57:02 AM

Fee: \$87.00

Returned at Counter

AFTER RECORDING RETURN TO:

David A. Matthews, Trustee
PO Box 399
Sprague River, OR 97639

TAX STATEMENTS TO:

David A. Matthews, Trustee
PO Box 399
Sprague River, OR 97639

Property Address: 23074 River Crest Dr., Sprague River OR 97639

Tax Lot No.: 3610010D0-03400 and 361000000-02000,

BARGAIN AND SALE DEED – Statutory Form

David A. Matthews, Grantor, conveys and warrants to David A. Matthews, Trustee of the David A. Matthews Living Trust dated January 21, 2020, Grantee, the following described real property located in Klamath COUNTY, Oregon, described as follows, subject only to those liens and encumbrances set forth below:

Beginning at the Southeast corner of Section 10, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, thence North along the East line of said Section a distance of 1200 feet to the Southeast corner of "Sprague River Village", a platted subdivision; thence West along the South line of said subdivision 1650 feet to the Southwest corner thereof; thence South 300 feet; thence West 990 feet, more or less, to the West line of the SE1/4 of said Section 10; thence South along said West line 900 feet, more or less, to the Southwest corner thereof; thence East along the South line of said Section 10, 2640 feet, more or less, to the point of beginning.

Also the following: All that portion of the E1/2 SW1/4 of Section 10, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Southeasterly of the O.C. & E. Railroad right of way, more particularly described as follows:

Beginning at the Southeast corner of said SW1/4 of said Section 10, run thence Westerly along the South Section line of said Section 10, a distance of 504 feet, more or less, to the Easterly boundary of said railway right of way; thence run Northerly and Northeasterly along said Easterly boundary of said railway right of way to an intersection with the Easterly line of said SW1/4 of said Section 10, which intersection is 1705 feet more or less Northerly from the point of beginning; thence South to the point of beginning.

EXCEPTING FROM the SE1/4 of Section 10, the following: Beginning at the Southeast corner of said Section 10; thence North 100 feet; thence West 180 feet; thence South 100 feet to the South line of said Section; thence East along said line 180 feet to the point of beginning.

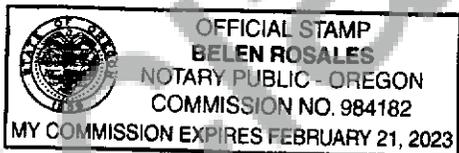
ALSO EXCEPTING THEREFROM all that portion lying with Sprague River Co. Rd. 858.

The true consideration for this conveyance is \$None – into Trust.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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 215.010M 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 ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Executed this 21 day of January 2020.

David A. Matthews
David A. Matthews



STATE OF OREGON)
County of Klamath) ss.

This instrument was acknowledged before me on this 21st day of January, 2020, by David A. Matthews.

Belem Rosales
Notary Public for Oregon

