

Returned at Counter

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.  
620 Main Street  
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Bruce Allen Mathis  
P. O. Box 1564  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS:

Kyle Christofer Bennett and  
Kylie Leone Bennett, H&W  
2691 Alma Alley  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Kyle Christofer Bennett and  
Kylie Leone Bennett  
2691 Alma Alley  
Klamath Falls, OR 97601

2021-008661

Klamath County, Oregon



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06/01/2021 02:03:42 PM

Fee: \$87.00

**BARGAIN AND SALE DEED**

**BRUCE ALLEN MATHIS**, hereinafter referred to as grantor, conveys to **KYLE CHRISTOFER BENNETT and KYLIE LEONE BENNETT, Husband and Wife, as Tenants by the Entirety**, hereinafter referred to as grantee, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

A tract of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point from which the corner common to Sections 19, 20, 29 and 30 of said Township and Range bears South 830 feet and East 1330 feet; thence North, parallel to the East line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ , 251.00 feet; thence East 363.00 feet; thence South, parallel to said East line 251.00 feet; thence West 363.00 feet to the point of beginning.

Property ID No.: 862766  
Map Tax Lot No.: 3809-019DD-00701

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$86,855.28

IN WITNESS WHEREOF, the grantor has executed this instrument this \_\_\_\_ day of May, 2021.

**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**

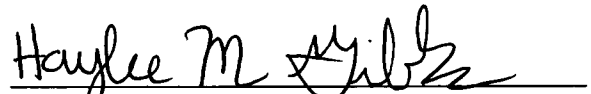
AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

  
Bruce Allen Mathis

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 28<sup>th</sup> day of May, 2021, by Bruce Allen Mathis.



  
NOTARY PUBLIC FOR OREGON  
My Commission expires: November 12, 2024