



THIS SPACE RESERVED FOR RECORDER'S USE

Mathew K. McVay and Tatiana V. McVay, Trustees of the
T&M Trust
525 Mesa Street
Klamath Falls, OR 97601
Grantor's Name and Address

Mathew K. McVay and Tatiana V. McVay
525 Mesa Street
Klamath Falls, OR 97601
Grantee's Name and Address

After recording return to:
Mathew K. McVay and Tatiana V. McVay
525 Mesa Street
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Mathew K. McVay and Tatiana V. McVay
525 Mesa Street
Klamath Falls, OR 97601

File No. 578059AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Mathew K. McVay and Tatiana V. McVay, Trustees of the T&M Trust, created October 13, 2021,

hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Mathew K. McVay and Tatiana V. McVay, as Tenants by the Entirety,

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 the County of Klamath, State of Oregon, described as follows, to wit:

Lots 2, 3 and the North 1/2 of Lot 4, Block 5, THE TERRACES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
306635

The true consideration for this conveyance is to clear title.

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

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.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In Witness Whereof, the grantor has executed this instrument this 8 day of February, 2023; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

The T&M Trust, created October 13, 2021

Mathew K. McVay
Mathew K. McVay, Trustee

Tatiana V. McVay
Tatiana V. McVay, Trustee

State of Oregon } ss.
County of Clatsop }

On this 8 day of February, 2023, before me, Lisa Legget Weatherby Notary Public in and for said state, personally appeared Mathew K. McVay and Tatiana V. McVay known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the T&M Trust, created October 13, 2021, and acknowledged to me that they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Legget Weatherby
Notary Public for the State of Oregon
Residing at: Clatsop
Commission Expires: 10/01/2023

