

Parks + Rattiff
Returned at Counter

2023-005777

Klamath County, Oregon



00317216202300057770020026

07/12/2023 02:33:54 PM

Fee: \$87.00

AFTER RECORDING RETURN TO:

Jared Pappas
26481 Hwy. 97 N.
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS:

Virgil Leonard Mathia, as Successor Trustee
of The Revocable Living Trust Agreement
of Nadine S. Jones, u.a.d. 02/02/2011
1041 Carscallen Road
Potlatch, ID 83855

GRANTEE'S NAME AND ADDRESS

Jared Pappas
26481 Hwy. 97 N.
Chiloquin, OR 97624

SEND TAX STATEMENTS TO:

Jared Pappas
26481 Hwy. 97 N.
Chiloquin, OR 97624

BARGAIN AND SALE DEED

Virgil Leonard Mathia, as Successor Trustee of The Revocable Living Trust Agreement of Nadine S. Jones, u.a.d. 02/02/2011, hereinafter referred to as grantor, conveys to Jared Pappas, hereinafter referred to as grantee, that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 5 in Block 7 of Winema Peninsula Unit No. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, i.e., pursuant to Trust provisions.

IN WITNESS WHEREOF, the grantor has executed this instrument as of the date set opposite from their respective signature, to follow.

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 INQUIRY 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,

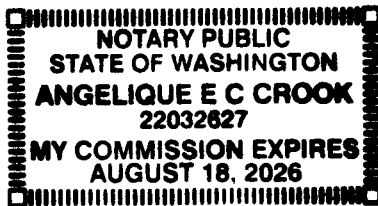
CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Date: 06.29.2023

Virgil Leonard Mathia
Virgil Leonard Mathia, Successor Trustee

State of Washington }
 } ss.
County of Whitman }

On this day personally appeared before me Virgil Leonard Mathia to me known to be the individual, or individuals described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned. Given under my hand and official seal this on May 22, 2023.



Angelique E.C. Crook
NOTARY PUBLIC for the State of Washington
My commission expires on the date set out in my
official seal affixed hereto.