

Recording Requested By:

Jack Davis
515 E. Main Street
Ashland, OR 97520

When Recorded Mail To:

Jack Davis
515 E. Main Street
Ashland, OR 97520

Mail Tax Statements To:

Delvina E. Mattos
2570 TerrMont St.
Medford, OR 97503

(This Space for Recorder's Use)

BARGAIN AND SALE DEED

Delvina E. Mattos, the Affiant concerning that Simple Estate Probate for Julius J. Stone filed in the Circuit Court for Klamath County, Oregon Probate No. 24PB02791, conveys to Delvina E. Mattos, Jeff J. Stone, and Tasha T. Stone, Trustees of the Julius Jeff Stone Trust of February 21, 2002, all that real property situated in Klamath County, State of Oregon, and more particularly described as:

The Southwest Quarter of the Southwest Quarter of Section 33, Township 39 South, Range 5 East of the Willamette Meridian, Klamath County, OR

This conveyance is made by the undersigned, as Claiming Successor, to the Devisees named in the last Will of the Decedent and there is no money consideration.

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

DAVIS, HEARN, ANDERSON & SELVIG

A Professional Corporation
515 EAST MAIN STREET
ASHLAND, OREGON 97520
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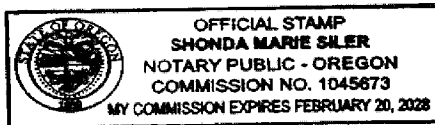
195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424,
OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009,
AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 25th day of March, 2024.

Delvina E. Mattos
Delvina E. Mattos

STATE OF OREGON)
) §
COUNTY OF JACKSON)

On this 25th day of March, 2024, personally appeared the above-named Delvina E. Mattos
and acknowledged the foregoing instrument to be a voluntary act. Before me:



[Signature]
Notary Public for Oregon
My Commission Expires: 2/20/28