

2024-003225

Klamath County, Oregon

04/29/2024 11:44:02 AM

Fee: \$87.00

AFTER RECORDING, RETURN TO:

Bruce Allen Mathis
PO Box 1564
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED. ALL TAX

STATEMENTS SHALL BE SENT TO THE FOLLOWING:

Bruce Allen Mathis
PO Box 1564
Klamath Falls, OR 97601

STATUTORY BARGAIN AND SALE DEED

Affordable Homes of Oregon, Inc., an Oregon Corporation ("Grantor") conveys to **Bruce Allen Mathis** ("Grantee"), the following described real property, located in the County of Klamath, State of Oregon, described as follows:

Parcel 3 of Land Partition 10-94 situated in Government Lot 32, Section 8, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The true consideration for this conveyance is \$35,000.00. Fulfillment of Contract recorded March 30, 2020, as Instrument #2020-003843.

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, 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.

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GRANTOR:

DATED: march 30, 2020

Lester B. Jones

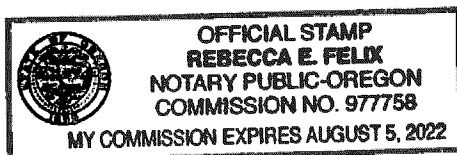
Affordable Homes of Oregon, Inc.

An Oregon Corporation

By: Lester B. Jones, its President

STATE OF OREGON)
) ss.
County of Deschutes)

The foregoing instrument was executed and acknowledged before me on this 30th day of March, 2020, by Lester B. Jones, President of Affordable Homes of Oregon, Inc.



Rebecca E. Felix
Notary Public for Oregon
My Commission Expires: Aug 05, 2022