

Returned at Counter
Andy Paul

2024-006554

Klamath County, Oregon



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07/26/2024 01:57:24 PM

Fee: \$87.00

After recording, return to:

Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

Send tax statements to:

Denise Diane Mathis, Trustee of the
Denise Diane Mathis Family Trust
12671 Hill Road
Klamath Falls, OR 97603

Grantor:

Denise Diane Mathis, Trustee of the
Denise Diane Mathis Family Trust
12671 Hill Road
Klamath Falls, OR 97603

Grantee:

Denise Diane Mathis, Trustee of the
Denise Diane Mathis Family Trust
12671 Hill Road
Klamath Falls, OR 97603

-BARGAIN AND SALE DEED-

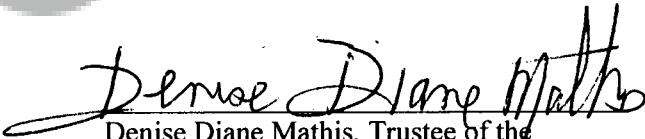
Denise Diane Mathis, Trustee of the Denise Diane Mathis Family Trust dated June 1, 2011, Grantor, convey to Denise Diane Mathis, Trustee of the Denise Diane Mathis Family Trust dated June 1, 2011, Grantees, the following described real property situated in the County of Klamath, State of Oregon, to-wit:

See Exhibit A, attached hereto and incorporated herein by reference.

The true and actual consideration for this transfer is Lot Line-Resultant Deed 2.

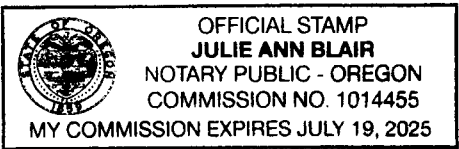
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

DATED this 25th day of July, 2024.


Denise Diane Mathis, Trustee of the
Denise Diane Mathis Family Trust, Grantor

STATE OF OREGON, County of Klamath) ss

Personally appeared before me this 25 day of July, 2024, the above-named Denise Diane Mathis, Trustee of the Denise Diane Mathis Family Trust, Grantor, and acknowledged the foregoing instrument to be her voluntary act.



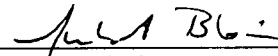

Notary Public for Oregon
My Commission expires: 07/19/25

Exhibit A – Parcel 2 Resultant

An area of land in the Southeast 1/4 of Section 5 and the Northeast 1/4 of Section 8, Township 40 South, Range 10 East, Willamette Meridian. Also lying within Parcel 1 of Land Partition 45-01 and Parcel 2 of Land Partition 80-60 and being more particularly described as follows:

Parcel 2 of Land Partition 80-60, being more particularly described as follows:

Beginning at a point on the North line of Section 8, from which the Northeast corner of said Section 8 bears North $89^{\circ}53'08''$ East 634.54 feet, thence South $00^{\circ}35'57''$ East 1324.10 feet; thence South $89^{\circ}53'37''$ West 689.72 feet to a point on the centerline of Hill Road; thence North $00^{\circ}27'19''$ West along the centerline of Hill Road 1323.98 feet to a point on the North line of said Section 8; thence North $89^{\circ}53'08''$ East 686.84 feet to the point of beginning, with bearings based on record of survey 6817.

Together with the following:

The Southerly 423.00 feet of Parcel 1 of Land Partition 45-01.