



THIS SPACE RESERVED FOR RECORDER'S USE

2024-010611  
Klamath County, Oregon  
12/09/2024 09:05:02 AM  
Fee: \$87.00

Gerald W. Mathis  
12006 Mallory Dr.  
Klamath Falls OR 97603  
Grantor's Name and Address

Luke Mathis and Leslie Mathis  
12006 Mallory Dr.  
Klamath Falls, OR 97603  
Grantee's Name and Address

After recording return to:  
Luke Mathis and Leslie Mathis  
12006 Mallory Dr.  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:  
Luke Mathis and Leslie Mathis  
12006 Mallory Dr.  
Klamath Falls, OR 97603

File No. 655633AM

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, That

Gerald W. Mathis,

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

A parcel of land situate in Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 9; thence South 00° 08'00" West along the East line of said Section 9, 30.00 feet; thence leaving said Section line North 89° 55' 00" West 494.71 feet to the point of beginning for this description; thence continuing North 89° 55' 00" West, 167.09 feet; thence South 00° 08' 00" West, 288.82 feet; thence East, 167.09 feet; thence North 00° 08' 00" East, 288.58 feet to the point of beginning.

The true consideration for this conveyance is \$to convey 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.

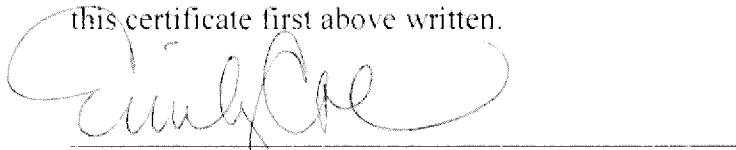
In Witness Whereof, the grantor has executed this instrument this 4 day of December, 2024; if a corporate grantor, it has caused its name to be signed and its seal if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

  
Gerald Mathis

State of Oregon } ss  
County of Klamath }

On this 4 day of December, 2024, before me, Emily Jean Coe a Notary Public in and for said state, personally appeared Gerald W. Mathis, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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

  
Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 9/27/2025

