

After recording return to:
Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No.: 3325690

Until a change is requested, all tax statements
shall be sent to the following address:
Mary K. Mateos
4534 Anderson Avenue
Klamath Falls, OR 97603

Tax Account No(s). 572259

STATUTORY BARGAIN AND SALE DEED

Adrian Mateos-Chavarria, an unmarried man, and Mary K. Mateos, an unmarried woman, who
acquired title as husband and wife, Grantor, conveys to Mary K. Mateos, an unmarried woman,
Grantee, the following described real property:

PARCEL 1: Lot 50, ELMWOOD PARK, according to the official plat thereof on file in the office of
the County Clerk of Klamath County, Oregon.

PARCEL 2: A parcel of land situate in the SW1/4 of the NW1/4 of Section 14, Township 39 South,
Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly
described as follows:

Beginning at a one-half inch iron pin marking the Southeast corner of Lot 50 of ELMWOOD PARK,
according to the official plat thereof on file in the office of the County Clerk of Klamath County,
Oregon; thence North 89° 33' 00" West along the South line of said Lot 50 a distance of 78.5 feet to
a 1/2 inch iron pin marking the Southwest corner of said Lot 50; thence South to a point lying on
the Northerly right of way line of the U.S.B.R. Klamath Project A-3 Lateral; thence North 55° 14'
East along said Northerly right of way line to the point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$0.00 (See ORS 93.030)

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, OF 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 THE 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, OF CHAPTER 424, UNDER
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.

Dated: 13 FEB 2025

Adrian Mateos-Chavarria

STATE OF Oregon

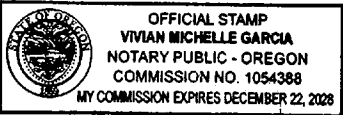
County OF Klamath

I, Vivian Michelle Garcia, a Notary Public for the County of Klamath and State
of Oregon, do hereby certify that Adrian Mateos-Chavarria, personally appeared before me this day and
acknowledged the due execution of the foregoing instrument.

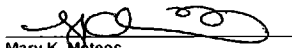
Witness my hand and official seal, this 13th day of Feb, 2025.

Notary Public

My Commission Expires: 12/22/28



Dated: 2/13/25


Mary K. Mateos

STATE OF Oregon

County OF Klamath

I, Vivian Michelle Garcia, a Notary Public for the County of Klamath and State of Oregon, do hereby certify that Mary K. Mateos, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 13th day of Feb, 2025.


Notary Public

My Commission Expires: 12/22/28

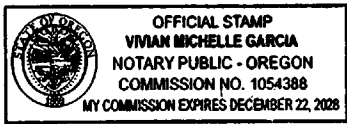


Exhibit A Legal Description

The following described property located in the County of Klamath:

PARCEL 1:

Lot 50, ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

A parcel of land situate in the SW1/4 of the NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

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Tax ID# 572259 and 572311

Parcel ID: 572311