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12/09/2025 01:44:39 PM

Fee: \$102.00

A.P. Mattos Farming Co., an Oregon General Partnership  
5225 Burdoff Rd  
Bonanza, OR 97623

Grantor's Name and Address

Anthony P. Mattos Jr. and LeaAnn Mattos  
5225 Burdoff Rd  
Bonanza, OR 97623

Grantee's Name and Address

After recording return to:  
Anthony P. Mattos Jr. and LeaAnn Mattos  
5225 Burdoff Rd  
Bonanza, OR 97623

Until a change is requested all tax statements shall be sent to the following address:

Anthony P. Mattos Jr. and LeaAnn Mattos  
5225 Burdoff Rd  
Bonanza, OR 97623

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, That **A.P. Mattos Farming Co., an Oregon General Partnership**, hereinafter called Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto **Anthony P. Mattos Jr. and LeaAnn Mattos, 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:

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED

The true and actual consideration paid for this transfer, stated in terms of dollars, is to convey title. However, the actual consideration consists of or includes other property or value given or promised which is the whole / part of the consideration.

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 4th day of November, 2025; 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.

A.P. Mattos Farming Co., an Oregon General Partnership

Anthony P. Mattos  
Anthony P. Mattos, General Partner

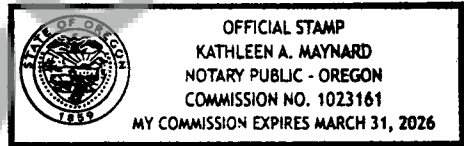
\_\_\_\_\_  
Daniel C. Mattos, General Partner

State of Oregon } ss  
County of Klamath }

On this 4th day of November, 2025, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Anthony P. Mattos, General Partner of A.P. Mattos Farming Co., an Oregon General Partnership, 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.

Kathleen A. Maynard  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: March 31, 2026



State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_ }

On this \_\_\_\_\_ day of November, 2025, before me, \_\_\_\_\_ a Notary Public in and for said state, personally appeared Daniel C. Mattos, General Partner of A.P. Mattos Farming Co., an Oregon General Partnership, 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  
Residing at:  
Commission Expires:

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 Dec 1 day of 2025; 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.

A.P. Mattos Farming Co., an Oregon General Partnership

\_\_\_\_\_  
Anthony P. Mattos, General Partner

Daniel C. Mattos  
\_\_\_\_\_  
Daniel C. Mattos, General Partner

State of Oregon } ss  
County of Klamath }

On this 1st day of November, 2025, before me, Kathleen A. Maynard a Notary Public in and for said state, personally appeared Anthony P. Mattos, General Partner of A.P. Mattos Farming Co., an Oregon General Partnership, 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.

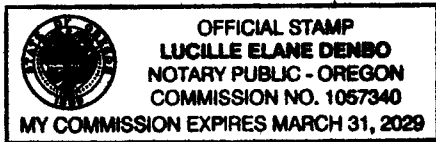
\_\_\_\_\_  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: March 31, 2026

State of Oregon } ss  
County of Linn }

On this 1st day of December, 2025, before me, Lucille Elane Denbo a Notary Public in and for said state, personally appeared Daniel C. Mattos, General Partner of A.P. Mattos Farming Co., an Oregon General Partnership, 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.

Lucille Elane Denbo  
\_\_\_\_\_  
Notary Public for the State of Oregon  
Residing at:  
Commission Expires:



Legal Description  
Exhibit "A"

Parcel 1

A tract of land situated in the NE 1/4 of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin situated South 00° 14' 22" West 333.00 feet from the Northeast corner of said Section 19, marked by a County Surveyor brass capped monument; thence South 00°14'22" West 776.83 feet to a 5/8" iron pin; thence South 11°36' 09" West 87.28 feet to a 5/8" iron pin; thence North 85°39' 29" West 1035.29 feet to a 5/8" iron pin on the Easterly right of way line of the County Road; thence along the said Easterly right of way line North 41° 01' 05" West 15. 74 feet to a 5/8" iron pin; thence along the arc of a curve to the right (central angle = 30° 53' 45", radius = 610.00 feet) 328.93 feet to a 5/8" iron pin; thence North 10° 07' 20" West 486.62 feet to a 5/8" iron pin; thence leaving said right of way line East 1289.21 feet to the point of beginning.

Parcel 2

A tract of land situated in the NW1/4 NW 1/4 of Section 20, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. being more particularly described as follows:

Beginning at a point on the West line of said Section 20, said point being South 00°14' 22" West 333.00 feet from the Northwest corner of said Section 20; thence East 152.34 feet to the Westerly bank of Lost River; thence Southerly along the West bank of said Lost River, South 05°50' 44" West 319.04 feet and South 14°59' 54" West 475.63 feet to the West line of said Section 20; thence North 00°14' 22" East along said West line, 776.83 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM the following described property:

A strip of land 60 feet wide and 760 feet long, measured on the centerline, said centerline being more particularly described as follows:

Beginning at a point 760.0 feet West and 1180.0 feet South of the Section corner common to Sections 17, 18, 19, and 20, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon. said point being on the East bank of Horsefly Irrigation Canal; thence East a distance of 750.0 feet to the West bank of Lost River, recorded in Deed Volume 258, page 85, Deed Records of Klamath County, Oregon.

APN 3911-01900-00200