



1999 JUL 28 AM 11:25

THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

James E. Matthews

4600 Peck Drive

Klamath Falls, OR 97603

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

James E. Matthews

4600 Peck Drive

Klamath Falls, OR 97603

Escrow No. K54121V

Title No. K54121V

State of Oregon, County of Klamath

Recorded 7/28/99, at 11:25 a.m.

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Linda Smith,

County Clerk

Fee \$ 30.00

STATUTORY WARRANTY DEED

Janice M. Newell, an estate of fee simple, Grantor, conveys and warrants to James E. Matthews, a married man as his sole and separate property, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lots 27, 28, 29 and 30 in Block 14 St. Francis park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$to convey title only (Here comply with the requirements of ORS 93.030)

Dated this 20th day of July, 1999.

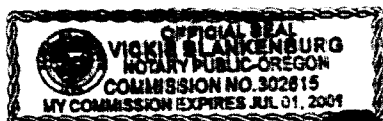
Janice M. Newell
Janice M. Newell

STATE OF OREGON

County of Klamath

} ss.

This instrument was acknowledged before me on this 20th day of July, 1999
by Janice M. Newell



Vicki Blankenburg
Notary Public for Oregon

My commission expires: 7-01-2001