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MT54717-TM  
WARRANTY DEED

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WILLIAM E. STOVALL, JR. and PAULA B. STOVALL, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
MICHAEL J. MATZINGER and PAMELA ~~JR~~-MATZINGER, as tenants by the entirety,  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
ACCT# 3709-02000-00600 KEY#'S 599506 & 379209

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the grantor will warrant and forever defend the said premises and every  
part and parcel thereof against the lawful claims and demands of all persons  
whomsoever, except those claiming under the above described encumbrances.

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 and actual consideration for this conveyance is 239,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 12045 OLD FORT ROAD, KLAMATH FALLS, OR 97601

Dated this 24<sup>th</sup> day of August 2001.

William E. Stovall Jr  
WILLIAM E. STOVALL, JR.

Paula B. Stovall  
PAULA B. STOVALL

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on August 24, 2001 by  
WILLIAM E. STOVALL, JR. AND PAULA B. STOVALL.

Kristi L. Redd

(Notary Public for Oregon)



My commission expires 11/16/2003

ESCROW NO. MT54717-TM

Return to:  
MICHAEL J. MATZINGER  
12045 OLD FORT ROAD  
KLAMATH FALLS, OR 97601

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land located in the N1/2 SE1/4 of Section 20, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the East line of Section 20, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, from which point the East one-quarter corner of said Section 20 bears North 01 degrees 07' 21" East 610.03 feet; thence along the East line of said Section 20 South 01 degrees 07' 21" West 697.00 feet to the S1/16 corner common to Sections 20 and 21; thence along the South line of the N1/2 SE1/4 of Section 20 North 88 degrees 13' 07" West 1664.95 feet to a point on the Easterly right-of-way line of Old Fort Road; thence along said right-of-way line North 37 degrees 31' 11" West 17.79 feet; thence following said right-of-way line 294.67 feet along the arc of a 1243.24 foot radius curve to the right, the long chord of which bears North 30 degrees 43' 47" West 293.99 feet; thence continuing along said right-of-way line North 23 degrees 56' 22" West 493.15 feet; thence, leaving said right-of-way line, South 87 degrees 57' 55" East 2040.25 feet to the point of beginning.

State of Oregon, County of Klamath

Recorded 08/24/01 at 2:21 p. m.

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Linda Smith,

County Clerk Fee\$ 26<sup>00</sup>