



MT- 60353 TA

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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
COLIN DUNCAN

State of Oregon, County of Klamath

Recorded 04/16/2003 3:08 pm.

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Linda Smith, County Clerk

Fee \$ 21 # of Pgs 1

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

COLIN DUNCAN

3114 Cannon Ave
Klamath Falls, OR 97603

Escrow No. MT60353-TA

'03 APR 16 PM3:08

WARRANTY DEED

MICHAEL JAMES DEMATTEIS, III, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
COLIN DUNCAN and LISA DUNCAN, 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:

THE W1/2 OF LOT 8 IN BLOCK 2 OF FIRST ADDITION TO ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

526951

3909-003CA-04600

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.

The true and actual consideration for this conveyance is \$68,000.00.

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.

Dated this 15th day of APRIL, 2003.

Michael James Dematteis III
MICHAEL JAMES DEMATTEIS, III

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 15, 2003 by MICHAEL JAMES DEMATTEIS, III.



[Signature]
(Notary Public for Oregon)

My commission expires 6-19-04