

After Recording Return to:
PHIL KIRKPATRICK
 3330 Barry Avenue
 Klamath Falls, OR 97603
 Until a change is requested all tax statements
 Shall be sent to the following address:
PHIL KIRKPATRICK
 3330 Barry Avenue
 Klamath Falls, OR 97603

State of Oregon, County of Klamath
 Recorded 07/16/2003 3:16 P m.
 Vol M03 Pg 49748
 Linda Smith, County Clerk
 Fee \$ 2100 # of Pgs 1

WARRANTY DEED (INDIVIDUAL)

WILLIAM L. MATTHEWS and CHERYL MATTHEWS, tenants by the entirety, herein called Grantor, convey(s) to **PHIL KIRKPATRICK**, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 97 LESS the Westerly 42.92 feet, CASITAS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

And covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

And will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$81,000.00.
 (here comply with the requirements of ORS 93.930)

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 July 14, 2003.

William L Matthews
WILLIAM L. MATTHEWS

Cheryl Matthews
CHERYL MATTHEWS

STATE OF NEVADA, County of CLARK) ss.

On July 15th 2003 personally appeared the above named **WILLIAM L. MATTHEWS and CHERYL MATTHEWS** and acknowledged the foregoing instrument to be their voluntary act and deed.

This document is filed at the request of:

Aspen
 TITLE & ESCROW, INC.

525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00057188

Before me: Beverly A Lombardi
 Notary Public for Nevada
 My commission expires: 6-6-06

Official Seal

