

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
RICHARD MATTHEWS
5219 SAVENDISH COURT
SAN JOSE, CA 95136

State of Oregon, County of Klamath
Recorded 07/18/2003 3:42 p. m.
Vol M03 Pg 50844-457
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

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

RICHARD MATTHEWS
5219 SAVENDISH COURT
SAN JOSE, CA 95136

Escrow No. MT61744-MS

WARRANTY DEED

DEL SKEEN, Grantor(s) hereby grant, bargain, sell, warrant and convey to RICHARD MATTHEWS and FRANCES MATTHEWS, husband and wife, 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

Grantor is lawfully seized in fee simple on the above granted premises and SUBJECT TO: all those items of record 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 \$230,000.00.

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 16th day of July 2003.

x Del Skeen
DEL SKEEN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 7/16/03 by DEL SKEEN.



(Notary Public for Oregon)

My commission expires 12/20/06

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the NE1/4 of the NE1/4 of Section 23, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, that lies Northeasterly of the Williamson River Road, excepting therefrom that portion of the NW1/4 of the NE1/4 of the NE1/4 of said Section conveyed to Leland Furazoo, et ux, by Deed recorded July 31, 1975 in Volume M75, page 8876, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

A tract of land situated in the NE1/4 of NE1/4 of Section 23, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon: That portion of the NW1/4 of NE1/4 of NE1/4 lying Northerly of the Williamson River Road, EXCEPTING THEREFROM the East one acre measured North and South and adjacent to the East line of the NW1/4 of NE1/4 of NE1/4.

Account No.: 3408-02300-00100-000
Account No.: 3408-02300-00100-000

Key No.: 883362
Key No.: 206477