

NJC-62260TM

03 AUG 25 11:11



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THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

MARK N. MATHEWS

5825 Denver Ave.

Klamath Falls, OR 97603

State of Oregon, County of Klamath

Recorded 08/25/2003 11:11 a m

Vol M03 Pg 62186

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

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

MARK N. MATHEWS

5825 Denver Park

Klamath Falls, OR 97603

Escrow No. MT62260-TM

WARRANTY DEED

ANGELA J. KOLII, Grantor(s) hereby grant, bargain, sell, warrant and convey to MARK N. MATHEWS, 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:

Lot 34 of GRACE PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No.:

3909-012BC-02900-000

Key No.:

561225

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 \$114,000.00.

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 22 day of August 2003.

Angela J. Kolii
ANGELA J. KOLII

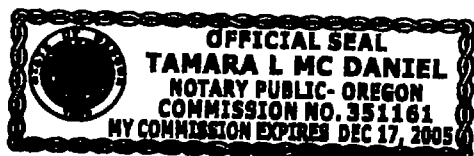
State of Oregon

County of KLAMATH

This instrument was acknowledged before me on August 22, 2003 by ANGELA J. KOLII.

Tamara L. McDaniel
(Notary Public for Oregon)

My commission expires 12/17/05



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