



After recording return to:  
Jannette M. Matchett  
1337 Tamera  
Klamath Falls, OR 97603

Until a change is requested all tax statements  
shall be sent to the following address:  
Jannette M. Matchett  
1337 Tamera  
Klamath Falls, OR 97603

File No.: 7021-278018 (SAC)  
Date: October 13, 2003

THIS SPACE	State of Oregon, County of Klamath
	Recorded 10/17/03 <u>3:36 p. m</u>
	Vol M03 Pg <u>77640-412</u>
	Linda Smith, County Clerk
	Fee \$ <u>31.00</u> # of Pgs <u>3</u>

### STATUTORY WARRANTY DEED

**Randolph Linebarger and Jill L. Linebarger**, Grantor, conveys and warrants to **Jannette Matchett**,\*Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:  
\*An Unmarried Woman

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**This property is free from liens and encumbrances, EXCEPT:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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 consideration for this conveyance is **\$128,000.00**. (Here comply with requirements of ORS 93.030)

77641

APN: R453477

Statutory Warranty Deed  
- continued

File No.: 7021-278018 (SAC)  
Date: 10/13/2003

Randolph Linebarger  
Randolph Linebarger

Jill L. Linebarger  
Jill L. Linebarger

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this

13 day of October, 2003

by Randolph Linebarger and Jill L. Linebarger.

[Signature]

Notary Public for Oregon

My commission expires:

8-2-07



APN: R453477

Statutory Warranty Deed  
- continuedFile No.: 7021-278018 (SAC)  
Date: 10/13/2003**EXHIBIT A****LEGAL DESCRIPTION:**

The Southerly portion of Lot 19 and the Southerly portion of the Westerly 10 feet of Lot 18, All In Block 5, of Tract No. 1003, Third Addition to Moyina, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oegon, more particularly described as follows:

Beginning at a 1/2 Inch Iron pin situated on the North right of way line of Milbert Avenue and being 10.00 feet East of the Southeast corner of said Lot 19; thence West and Northwesterly along the South and Westerly line of said Lot 19 to a 1/2 Inch Iron pin, which is South 35°03'10" East a distance of 92.49 feet from the Northwest corner of said Lot 19; thence North 70°16'30" East a distance of 114.82 feet; thence South 96.94 feet to the point of beginning.