

04 FEB 24 PM 10:06

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After Recording Return to:

JUSTIN F. MATSON

7430 11th St  
Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

JUSTIN F. MATSON

Same as above

ATE 68536<sup>AF</sup>

State of Oregon, County of Klamath

Recorded 02/24/2004 10:06 a m

Vol M04 Pg 10285

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

### WARRANTY DEED

(INDIVIDUAL)

ANITA MATYS, herein called grantor, convey(s) to JUSTIN F. MATSON, AN ESTATE IN FEE SIMPLE all that real property situated in the County of KLAMATH, State of Oregon, described as:

Beginning at a point on the East line of 11th Street at a point 95 feet Northwest of the most Southerly corner of Lot 4, Block 68, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon; thence Northeasterly at right angles to 11th Street to the Northerly line of said Lot 4; thence Westerly along the Northerly line of said Lot 4 to the most Westerly corner of said Lot 4; thence Southeasterly along the East line of 11th Street to the point of beginning, being all of said Lot 4 EXCEPT the Southerly 95 feet thereof.

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 \$71,000.00.  
(here comply with the requirements of ORS 93.930)

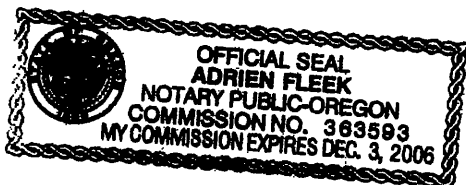
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated 2-23-04

Anita Matys  
ANITA MATYS

STATE OF OREGON, County of Klamath) ss.

On Feb 23, 04 personally appeared the above named ANITA MATYS and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me:

Adrien Fleeck  
Notary Public for Oregon

My commission expires: 12-3-06

This Document is recorded at the request of:

Aspen Title & Escrow, Inc.

525 Main Street

Klamath Falls, OR 97601

Order No.: 00058536

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