

04 SEP 16 AM 11:21

MTZ-66627 SH



State of Oregon, County of Klamath
Recorded 09/16/04 11:21a m
THIS SPACE RE: Vol M04 Pg 61870
Linda Smith, County Clerk
Fee \$ 21⁰⁰ # of Pgs 1

After recording return to:
LEE MATCHETT
6412 Verda Vista Court
Klamath Falls, OR 97603

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

LEE MATCHETT
6412 Verda Vista Court
Klamath Falls, OR 97603

Escrow No. MT66627-SH

STATUTORY WARRANTY DEED

GARY P. SPEARS and CHERI M. SPEARS, as tenants by the entirety, Grantor(s) hereby convey and warrant to **LEE MATCHETT and CHERYL MATCHETT, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon, free of encumbrances except as specifically set forth herein:

Lot 42 in Block 4 of TRACT 1299 - SECOND ADDITION TO FERNDAL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909-013BB-04400-000 Key No: 879940

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$138,000.00**.

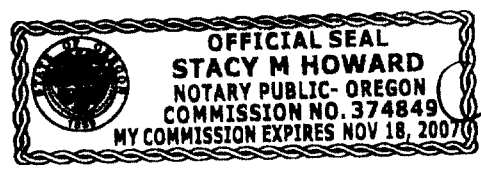
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Dated this 10 day of Sept, 2004

[Signature]
GARY P. SPEARS
[Signature]
CHERI M. SPEARS

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on Sept 10, 2004 by GARY P. SPEARS and CHERI M. SPEARS.



[Signature: Stacy M. Howard]
(Notary Public for Oregon)
My commission expires 11/18/2007

2100 am