

04 NOV 30 PM 3:18



MT67350-SH

Vol M04 Page 82304

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

David C. Fleming

5851 FERNDAL E PLACE

KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath

Recorded 11/30/04 3:18 P m

Vol M04 Pg 82304

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:

David C. Fleming

5851 FERNDAL E PLACE

KLAMATH FALLS, OR 97603

Escrow No. MT67350-SH

### STATUTORY WARRANTY DEED

**Lee Matchett and Cheryl Matchett, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **David C. Fleming**, 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 E, 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 **\$155,500.00**.

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.

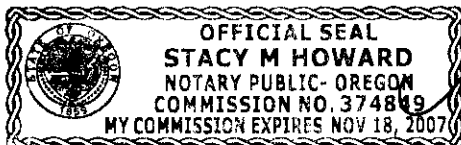
Dated this 24 day of Nov, 2004

Lee Matchett  
Lee Matchett

Cheryl Matchett  
Cheryl Matchett

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on Nov 24, 2004 by Lee Matchett and Cheryl Matchett.



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

2/1/00  
am