

04 DEC 10 AM 11:30

Vol M04 Page 84809



After recording return to:  
Daniel R. Matthews and Amy  
Matthews  
28645 Summerville Rd  
Eugene, OR 97405

Until a change is requested all tax statements  
shall be sent to the following address:  
Daniel R. Matthews and Amy Matthews  
28645 Summerville Rd  
Eugene, OR 97405

File No.: 7064-493199 (RJB)  
Date: December 03, 2004

State of Oregon, County of Klamath  
Recorded 12/10/04 11:30 a m  
Vol M04 Pg 84809-10  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

### STATUTORY WARRANTY DEED

**Michael P. Fluharty**, Grantor, conveys and warrants to **Daniel R. Matthews and Amy Matthews as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**Lot 7 Block 10 Tract 1122, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**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 **\$10,000.00**. (Here comply with requirements of ORS 93.030)

Dated this 7 day of December, 2004.

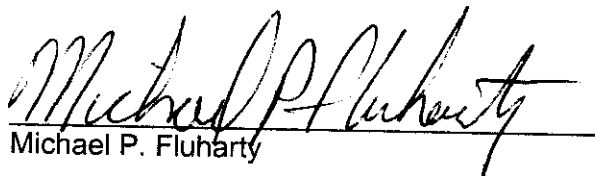
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84810

APN: 166616

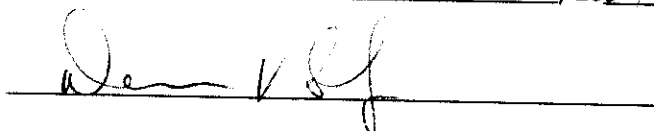
Statutory Warranty Deed  
- continued

File No.: 7064-493199 (RJB)  
Date: 12/03/2004

  
Michael P. Fluharty

STATE OF California )  
County of Orange )ss.  
)

This instrument was acknowledged before me on this 7th day of December, 2004  
by **Michael P. Fluharty**.



Notary Public for California  
My commission expires: 10-17-06

