

05 JAN 19 AM 10:59

MTL-67970



Vol M05 Page 03907

State of Oregon, County of Klamath  
Recorded 01/19/05 10:59 a m  
Vol M05 Pg 03907  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

After recording return to:  
Lona Lynn Crosby  
55869 Wood Duck Drive  
Bend, OR 97707

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

Lona Lynn Crosby  
55869 Wood Duck Drive  
Bend, OR 97707

Escrow No. OM072243GC

### STATUTORY WARRANTY DEED

**Kenneth J. Matkowski and Barbara A. Matkowski, as tenants by the entirety**, Grantor(s) hereby convey and warrant to **Lona Lynn Crosby and Kimberly Lona Farmer and Melissa Lynn Farmer, not as tenants in common, but with right of survivorship**, 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 65 in Block 1 of TRACT 1098, SPLIT RAIL RANCHOS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

Key No. 138327

2310-035B0-04900-000

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 **\$23,000.00**.

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 12 day of January, 2005

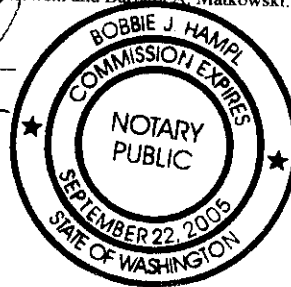
Kenneth J. Matkowski  
Kenneth J. Matkowski

Barbara A. Matkowski  
Barbara A. Matkowski

State of Washington  
County of Klamath

This instrument was acknowledged before me on 12th day of Jan, 2005 by Kenneth J. Matkowski and Barbara A. Matkowski.

[Signature]  
(Notary Public)  
My commission expires 9-22-05



9/00  
am