

05 FEB 15 PM 3:19

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State of Oregon, County of Klamath
Recorded 02/15/2005 3:19 p m
Vol M05 Pg 10491
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

1st 5110812

WARRANTY DEED -- STATUTORY FORM

TIMOTHY JAMES MATTHEWS, an individual, Grantor,

conveys and warrants to

GARY A. WOODRUFF and VYTORUS M. NEWNHAM, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

W1/2 E1/2 N1/2 NW1/4 NE1/4 of Section 4, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Tax Account No(s): 159072 CODE 51
Map/Tax Lot No(s): 2508-400-300

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$161,800.00 .

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 11 day of February, 2005.

Timothy James Matthews
TIMOTHY JAMES MATTHEWS

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

This instrument was acknowledged before me on February 11, 2005 by TIMOTHY JAMES MATTHEWS.

Michele Powers
(Notary Public for Oregon)
My commission expires 12/27/2008



After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements shall be sent to the following address:
GARY WOODRUFF & VYTORUS NEWNHAM
4390 SYLAR LANE
KELSEYVILLE, CA 95451

TITLE NO. 7029516812
ESCROW NO. 14-0002905

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