

05 FEB 24 PM 12:09

Vol M05 Page 12219

State of Oregon, County of Klamath
Recorded 02/24/2005 12:09 p.m.
Vol M05 Pg 12219-20
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

1st 528325
WARRANTY DEED -- STATUTORY FORM

PATRICK EVERETTE ANTHONY, an estate in fee simple, Grantor,

conveys and warrants to

TIMOTHY JAMES MATTHEWS, an individual, Grantee,

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

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No(s): 150632

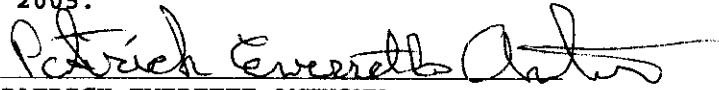
Map/Tax Lot No(s): 240836DD1300

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 \$18,000.00 .

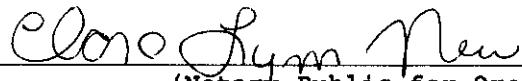
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

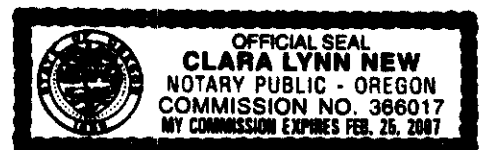
Dated this 22 day of February, 2005.


PATRICK EVERETTE ANTHONY

STATE OF OREGON, COUNTY OF ~~Klamath~~ ^{Lane} ~~SS.~~
^{SS.}

This instrument was acknowledged before me on February 22, 2005 by PATRICK EVERETTE ANTHONY.


(Notary Public for Oregon)
My commission expires Feb 25, 2007



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:
TIMOTHY JAMES MATTHEWS
10109 SW 53RD AVENUE
PORTLAND, OR 97219-5833

TITLE NO. 14-0006905
ESCROW NO. 14-0006905

267

12220

Preliminary Report

Order No.: 7029-528325

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Exhibit "A"

Real property in the County of Klamath, State of Oregon, described as follows:

A portion of Lot 1 in Block 1, Pinney's Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South line of Lot 1, 308.03 feet South 89°21'15" East, from the Southwest corner of said Lot 1; thence North 00°38'45" East 190 feet; thence South 89°21'15" East, 265.74 feet more or less to a point on a 207.78 foot radius curve being the Easterly line of said Lot 1; thence around a 207.78 foot radius curve left, 104.13 feet; thence around a 90.18 foot radius curve right, 141.65 feet; thence North 89°21'15" West, 150.00 feet to the point of beginning.

Tax Parcel Number: 150632