



05 APR 14 PM 2:08

Patricia J. Matney  
1608 Dorothy Ave  
Longview, WA 98632

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Michelle J. Baldwin  
10713 N.E. 379th Street  
Lanier, WA 98629

After recording, return to (Name, Address, Zip):

Patricia J. Matney  
1608 Dorothy Ave  
Longview, WA 98632

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Patricia J. Matney  
1608 Dorothy Ave  
Longview, WA 98632

SI

RI

State of Oregon, County of Klamath  
Recorded 04/14/2005 2:08 P M  
Vol M05 Pg 25987-88  
Linda Smith, County Clerk  
Fee \$ 26<sup>00</sup> # of Pgs 2

## WARRANTY DEED - SURVIVORSHIP

KNOW ALL BY THESE PRESENTS that Patricia J. Matney

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Patricia J. Matney & Michelle J. Baldwin hereinafter called grantees, does hereby grant, bargain, sell and convey unto the grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of the grantees, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

See attached

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantees, their assigns and the heirs of such survivor, forever; provided that grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And grantor hereby covenants to and with grantees, their assigns, and the heirs of such survivor, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

No Exception

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed applies equally to corporations and to individuals.

In witness whereof, grantor has executed this instrument on April 14, 2005; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Patricia J. Matney

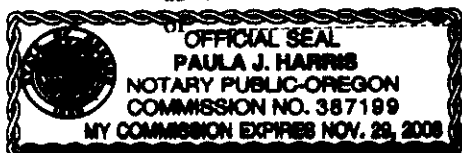
STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on April 14, 2005  
by Patricia J. Matney

This instrument was acknowledged before me on

by

as



Notary Public for Oregon

My commission expires Nov 29, 2009

25988

A portion of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 21, Township 39 South, Range 9 East of the Willamette Meridian; thence East 165 feet; thence South 264 feet; thence West 165 feet; thence North 264 feet to the point of beginning.

MAR 19 11 11 AM 1970

*To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.*

*And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Klamath Irrigation District and regulations, contracts, easements, and water and irrigation rights in connection therewith; All contracts, water rights, proceedings, taxes and assessments relating to the Klamath Basin Improvement District, and all rights of way for roads, ditches, canals, and conduits, if any there may be; and all easements and rights of way of record and apparent thereon,*