

After Recording Return to:
ANITA M. MATYS
 P.O. Box 746
 Klamath Falls, Or. 97601
 Until a change is requested all tax statements
 Shall be sent to the following address:
ANITA M. MATYS
 P.O. Box 746
 Klamath Falls, Or. 97601

State of Oregon, County of Klamath
 Recorded 04/18/2005 3:22 p m
 Vol M05 Pg 27005
 Linda Smith, County Clerk
 Fee \$ 21.00 # of Pgs 1

Open 61093ms
WARRANTY DEED
 (INDIVIDUAL)

PHILLIP C. ROSE and IVONNE PEREZ DE ROSE, herein called Grantor, convey(s) to **ANITA M. MATYS**, herein called Grantee, all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

Lot 3, Block 44, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

CODE 001 MAP 3809-028CA TL 09400 KEY# 306350

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$95,000.00**.
 (here comply with the requirements of ORS 93.930)

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 **April 14, 2005**.

 PHILLIP C. ROSE

 IVONNE PEREZ DE ROSE

STATE OF OREGON, County of **Klamath**) ss.

On April 14, 2005 personally appeared the above named **PHILLIP C. ROSE and IVONNE PEREZ DE ROSE** and acknowledged the foregoing instrument to be their voluntary act and deed.

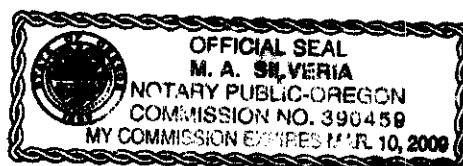
This document is filed at the request of:



525 Main Street
 Klamath Falls, OR 97601
 Order No.: 00061093

Before me: M.A. Silveria
 Notary Public for Oregon
 My commission expires: 3/10/09

Official Seal



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