

05 MAY 2 PM 3:22

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After Recording Return to:
JUSTIN N. MATTHEWS and JENNIFER LYNN HUNSAKER
14410 FALVEY ROAD
MERRILL, OREGON 97633
Until a change is requested all tax statements
Shall be sent to the following address:
JUSTIN N. MATTHEWS and JENNIFER LYNN HUNSAKER
Same as Above

State of Oregon, County of Klamath
Recorded 05/02/2005 3:22pm
Vol M05 Pg 31469
Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Aspen 61314AF
WARRANTY DEED
(INDIVIDUAL)

CHERYL M. MC AULIFFE, herein called grantor, convey(s) to **JUSTIN N. MATTHEWS and JENNIFER LYNN HUNSAKER, NOT AS TENANTS IN COMMON BUT WITH FULL RIGHTS OF SURVIVORSHIP**, as Grantee(s) all that real property situated in the County of **KLAMATH**, State of Oregon, described as:

A portion of Lot 48, MERRILL TRACTS, in the County of Klamath, State of Oregon, described as follows:

A parcel of land situated in the NE 1/4 NW 1/4 Section 11, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the quarter corner common to Sections 2 and 11, Township 41 South, Range 10 East of the Willamette Meridian; thence Westerly 700 feet along the section line between Sections 2 and 11, being the centerline of a county road, to a point on said section line; thence Southerly 30.00 feet at right angles to said section line to the Northwest corner of said parcel on the Southerly right of way line of said county road, being the true point of beginning; thence Easterly 115.00 feet along the Southerly right of way line of said county road and parallel to said section line to a point; thence Southerly at right angles to said section line to the high water line of Lost River; thence Westerly along the high water line of Lost River to a point approximately 221 feet South of the point of beginning; thence North to the point of beginning.

CODE 018 MAP 4110-011B0 TL 00700 KEY# 101703

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 a first Trust Deed in favor of Bank of America dated January 7, 1999, recorded January 19, 1999 in book M-99, Page 1670, records of Klamath County, Oregon, which Trust Deed the Grantees herein do not agree to assume and pay and Grantor holds Grantee harmless therefrom. Grantor hereby states that said Trust Deed will be paid in full prior to, or at the time of, payoff of the All-inclusive Trust Deed from Grantees in favor of Grantor, which is being recorded immediately subsequent to the recording of this Deed.

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 **\$160,000.00**.
(here comply with the requirements of ORS 93.930)

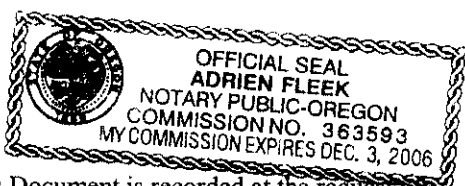
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Dated: 4-27-05

Cheryl M. McAuliffe
CHERYL M. MC AULIFFE

STATE OF OREGON, County of Klamath) ss.

On April 27, 2005 personally appeared the above named **CHERYL M. MC AULIFFE** who acknowledged the foregoing instrument to be her voluntary act and deed.



Before me:
Adrien Fleek
Notary Public for Oregon
My commission expires: 12-3-06

This Document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00061314

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