



MTZ-72742 KR

M05-70725

Klamath County, Oregon

12/08/2005 03:12:15 PM

Pages 1 Fee: \$21.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

STEVE MATSON

1039 N. Alameda Avenue

Klamath Falls, OR 97601

Until a change is requested all
tax statements shall be sent to
The following address:

STEVE MATSON

1039 N. Alameda Avenue

Klamath Falls, OR 97601

Escrow No. MT72742-KR

Title No. 0072742

STATE

STATUTORY WARRANTY DEED

CRAIG E. CHURCHILL, Grantor(s) hereby convey and warrant to **STEVE MATSON and KAREN L. MATSON, as tenants by the entirety**, Grantee(s) the following described real property in the County of **KLAMATH** and State of Oregon free of encumbrances except as specifically set forth herein:

The E1/2 of Lot 20, Block 13, HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3809-029DA-10400-000

Key No: 303166

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

The true and actual consideration for this conveyance is **\$60,000.00**.

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 5th day of DECEMBER, 2005

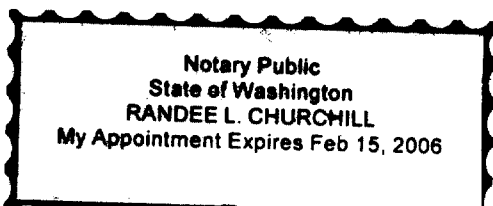
CRAIG E. CHURCHILL

State of Washington

County of King

On this day personally appeared before me CRAIG E. CHURCHILL to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand official seal this 5 day of December 2005.



Printed Name:

Notary Public in and for the State of Washington residing at PO Box 17723, Seattle, WA 98115

My appointment expires Feb. 2006

21.00