



After recording return to:
Michael James DeMatteis, III and
Heidi Nicole DeMatteis
5462 BRENTWOOD DR
KLAMATH FALLS, OR. 97603

Until a change is requested all tax statements
shall be sent to the following address:
Michael James DeMatteis, III and Heidi
Nicole DeMatteis
Address shown above.

File No.: 7021-746962 (MTA)
Date: February 02, 2006

M06-02470

Klamath County, Oregon

02/08/2006 11:25:56 AM

Pages 2 Fee: \$26.00

STATUTORY WARRANTY DEED

DAVID EWELL, Grantor, conveys and warrants to **MICHAEL JAMES DEMATTEIS, III and HEIDI NICOLE DEMATTEIS, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 6 in Block 13 tract No. 1064, First Addition to Gatewood, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

This property is free from liens and encumbrances, EXCEPT:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$199,900.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).


MD HD

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File No.: **7021-746962 (MTA)**
Date: **02/02/2006**

~~David Ewell~~

Marlene T. Addington
Notary Public for Oregon

 OFFICIAL SEAL
MARLENE T. ADDINGTON
NOTARY PUBLIC-OREGON
COMMISSION NO. 390460
MY COMMISSION EXPIRES MAR. 22, 2009