

MT-74229 DS

THIS SPACE RES

**M06-08659**

Klamath County, Oregon

05/03/2006 02:33:04 PM

Pages 2 Fee: \$26.00



After recording return to:

RICHARD MARK MATTHEWS

220 Washington St.

Klamath Falls, OR 97601

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

RICHARD MARK MATTHEWS

220 Washington St.

Klamath Falls, OR 97601

Escrow No. MT74229-DS

Title No. 0074229

SWD

### STATUTORY WARRANTY DEED

KENNETH E. DAVIS and MAROLYN DAVIS, <sup>and</sup> as tenants in common, Grantor(s) hereby convey and warrant to RICHARD MARK MATTHEWS JULIE ANN MATTHEWS, 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:

A portion of Lots 4 and 5, Block 64, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, State of Oregon, more particularly described as follows:

Beginning at a point on the Westerly line of 8th Street 60 feet Northwesterly from the Easterly corner of Lot 5, Block 64, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon; thence Southwesterly and at right angles to said line of 8th Street 130 feet more or less, to the Westerly line of Lot 4, Block 64; thence Northwesterly along said Westerly line of Lot 4 to the Easterly line of Prospect Avenue; thence Northerly along said Easterly line of Prospect Avenue to an intersection of said parallel with the course first above described and 65 feet Northerly therefrom; thence Northeasterly along said parallel course to the Westerly line of 8th Street; thence Southeasterly along said Westerly line of 8th Street, 65 feet to the point of beginning.

Tax Account No: 3809-029DC-20500-000

Key No: 370510

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 **\$3,000.00**.

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 DOES 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)).

26.0

Dated this 2 day of May, 2006.

Kenneth E. Davis  
KENNETH E. DAVIS

Marolyn Davis  
MAROLYN DAVIS

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 5-2-, 2006 by KENNETH E. DAVIS and MAROLYN DAVIS.

Debbie Sinnock  
(Notary Public for Oregon)

My commission expires 9-8-09

