

MTC 74896-MS

THIS SPACE RESERVED FOR RECORDER'S USE



M06-13761

Klamath County, Oregon

07/07/2006 01:48:39 PM

Pages 2 Fee: \$26.00

After recording return to:

Matthew E. Mathiason

2747 Montelius Street

Klamath Falls, OR 97601

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

Matthew E. Mathiason

2747 Montelius Street

Klamath Falls, OR 97601

Escrow No. MT74896-MS

Title No. 0074896

SWD

STATUTORY WARRANTY DEED

Steven Paul Lazzini, II and Kathleen Therese Lazzini, as tenants by the entirety, Grantor(s) hereby convey and warrant to **Matthew E. Mathiason**, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE


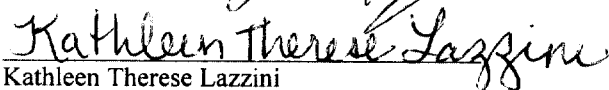
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2006-2007 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$175,000.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 ORS 197.352.

Dated this 5th day of July, 2006.

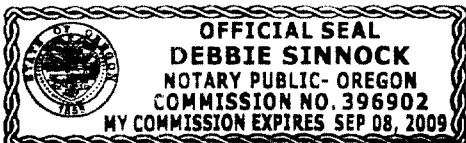

Steven Paul Lazzini, II

Kathleen Therese Lazzini

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 7-5-, 2006 by Steven Paul Lazzini, II and Kathleen Therese Lazzini.


(Notary Public for Oregon)

My commission expires 9-8-09



26.00

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2 of Land Partition 16-96 being a portion of Parcel 2 of Land Partition 44-94 situated in the SW1/4 SW1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a 20-foot non-exclusive easement for ingress and egress as contained on the Land Partition Plat 16-96 filed June 21, 1996, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3809-020CC-02603-000

Key No: 880134