



After recording return to:  
John Matkowski and Kim Matkowski  
140135 Bearskin Road  
Crescent Lake, OR 97425

Until a change is requested all tax statements  
shall be sent to the following address:  
John Matkowski and Kim Matkowski  
140135 Bearskin Road  
Crescent Lake, OR 97425

File No.: 7021-1039162 (ALF)  
Date: May 22, 2007

2007-012117

Klamath County, Oregon



07/06/2007 03:02:23 PM

Fee: \$31.00

THIS SPACE

### STATUTORY WARRANTY DEED

**Jeff A Brewer and Gail Ruth Brewer trustees of the Jeff A Brewer Trust under agreement dated April 24, 1998**, Grantor, conveys and warrants to **John Matkowski and Kim Matkowski, husband and wife as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

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 **\$350,000.00**. (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 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, 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 3 day of July, 2007.

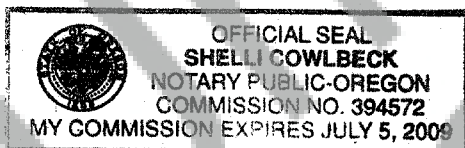
Jeff A Brewer and Gail Ruth Brewer trustees  
of the Jeff A Brewer Trust under agreement  
dated April 24, 1998

Jeff A. Brewer TTE  
Jeff A Brewer, Trustee

Gail R. Brewer TTE  
Gail Ruth Brewer, Trustee

STATE OF Oregon )  
County of Deschutes )ss.  
Klamath )

This instrument was acknowledged before me on this 3 day of July, 2007  
by as of Jeff A Brewer and Gail Ruth Brewer trustees of the Jeff A Brewer Trust under agreement dated  
April 24, 1998, on behalf of the .



Shelli Cowlbeck  
Notary Public for Oregon  
My commission expires: 7-5-09

**EXHIBIT A**

LEGAL DESCRIPTION:

A PORTION OF THE NE 1/4 NE 1/4 OF SECTION 1, TOWNSHIP 24 SOUTH, RANGE 6 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF APPROXIMATELY 471.3 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST AND PARALLEL TO THE NORTH LINE OF SECTION 1 TO THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 58; THENCE SOUTHEASTERLY ALONG THE EAST RIGHT OF WAY LINE APPROXIMATELY 290 FEET TO A POINT; THENCE EAST PARALLEL TO THE NORTH LINE OF SECTION 1, 72.34 FEET, MORE OR LESS, TO THE EAST LINE OF SECTION 1, THENCE NORTH ALONG THE EAST LINE OF SECTION 1 TO THE POINT OF BEGINNING.

Unofficial  
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