

THIS SPACE RES

2007-012521

Klamath County, Oregon



07/13/2007 03:35:44 PM

Fee: \$26.00

MT79689-MS

After recording return to:

Matthew T. Martin

P O Box 268

Valley Ford, CA 94972

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

Matthew T. Martin

P O Box 268

Valley Ford, CA 94972

Escrow No. MT79689-MS

Title No. 0079689

SWD

STATUTORY WARRANTY DEED

Matthew P. Andrews and John S. Morawiec, as tenants in common, Grantor(s) hereby convey and warrant to Matthew T. Martin and JoAnn L. Martin, 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:

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:

2007-2008 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is \$250,000.00.

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.

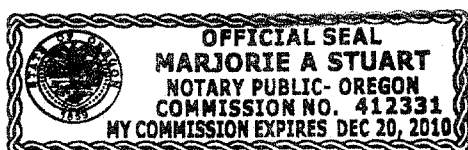
Dated this 13th day of July, 2007

Matthew P. Andrews

John S. Morawiec

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 7/12, 2007 by Matthew P. Andrews and John S. Morawiec.



(Notary Public for Oregon)

My commission expires

12/20/10

26

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 3 of land Partition 30-06, being a replat of parcel 3 of Major land partition 4-03 situated in Section 33, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon and the N 1/2 of Section 4, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon

Subject to:

Utilities shall have the right to install, maintain, and operate their equipment above and below ground and all other related facilities within the Public Utility Easements identified on this plat map as may be necessary or desirable in providing utility services within and without the lots identified herein, including the right of access to such facilities and the right to require removal of any obstructions including structures, trees and vegetation that may be placed within the PUE. The utility may require the lot owner to remove all structures within the PUE at the lot owner's expense, or the utility may remove such structures at the lot owner's expense. At no time may any permanent structures be placed within the PUE or any other obstruction which interferes with the use of the PUE without the prior written approval of the utilities with facilities in the PUE.