



THIS SPACE RE:

2007-019713  
Klamath County, Oregon



11/20/2007 11:30:59 AM

Fee: \$26.00

MT80676-KR

After recording return to:

Herbert O. Mathis

1216 Horton Rd.

Bonanza, OR 97623

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

Herbert O. Mathis

1216 Horton Rd.

Bonanza, OR 97623

Escrow No. MT80676-KR

Title No. 0080676

SWD

### STATUTORY WARRANTY DEED

Walter R. Jones, Jr., Grantor(s) hereby convey and warrant to **Herbert O. Mathis and Teresa L. Mathis, 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:

The true and actual consideration for this conveyance is **\$275,000.00**.

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 9th day of November, 2007

+ Walter R. Jones, Jr.  
Walter R. Jones, Jr.

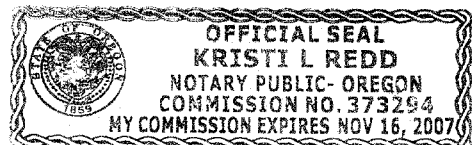
+ BY: Walter R. Jones, Sr. attorney-in-fact  
Walter R. Jones, Sr., Attorney in Fact

State of Oregon  
County of Klamath

This instrument was acknowledged before me on November 9, 2007 by Walter R. Jones, Sr., as attorney in fact for Walter R. Jones, Jr..

Kristi L. Redd  
(Notary Public for Oregon)

My commission expires 11/16/2007



26 AMT

EXHIBIT "A"  
LEGAL DESCRIPTION

A parcel of land located in the SE1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 1396.34 feet North and 238.71 feet West from the Southeast corner of said Section 19, said point also being the Northeast corner of a parcel of land described in Volume M71, page 7475, Microfilm Records of Klamath County, Oregon, thence West, along the North boundary of said parcel 223.96 feet; thence North, 429.26 feet to the South boundary of the U.S.B.R. No. 2 Drain; thence South  $87^{\circ} 56'$  East, along said drain boundary, 224.11 feet to the Northwest corner of a parcel of land described in Deed Volume 341, page 154, Deed Records of Klamath County, Oregon; thence South 421.18 feet to the point of beginning.

TOGETHER WITH an easement for access to the above described property over a strip of land 60.0 feet in width, the centerline of which is described as follows: Beginning at a point which is 1396.34 feet North and 903.42 feet West of the Southeast corner of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and running thence East 903.42 feet to the West right of way of the county road known as Reeder Road.