

MTC 81480-DS

THIS SPACE R

2008-001988

Klamath County, Oregon



02/15/2008 01:47:04 PM

Fee: \$21.00

After recording return to:
CHRISTOPHER MATTHEWS

4539 Bristol Ave.

Klamath Falls, OR 97603

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

CHRISTOPHER MATTHEWS

4539 Bristol Ave.

Klamath Falls, OR 97603

Escrow No. MT81480-DS

Title No. 0081480

SWD

STATUTORY WARRANTY DEED

DOUGLAS D. WHITE and MARY ELLEN WHITE, as tenants by the entirety, Grantor(s) hereby convey and warrant to **CHRISTOPHER MATTHEWS and ERIN 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:

Lot 9 in Block 4 of FIRST ADDITION TO BUREKER PLACE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$156,500.00**.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

Dated this 14th day of Feb, 08.

DOUGLAS D. WHITE

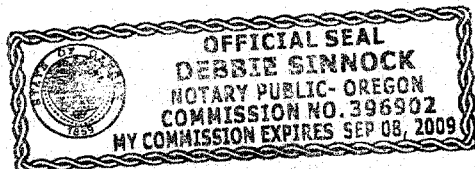
MARY ELLEN WHITE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 2-14, 2008 by DOUGLAS D. WHITE and MARY ELLEN WHITE.

(Notary Public for Oregon)

My commission expires 9-8-09



21.00