



THIS SPACE

2008-010428

Klamath County, Oregon



00050144200800104280020022

07/21/2008 03:21:33 PM

Fee: \$26.00

After recording return to:

DAVID NEAL UNRUH

12045 Old Fort Rd.

Klamath Falls, OR 97603

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

DAVID NEAL UNRUH

12045 Old Fort Rd.

Klamath Falls, OR 97603

Escrow No. MT82820-DS

Title No. 0082820

SWD

STATUTORY WARRANTY DEED

as tenants by the entirety

MICHAEL J. MATZINGER and PAMELA R. MATZINGER, /Grantor(s) hereby convey and warrant to
DAVID NEAL UNRUH and SUZANNE J. UNRUH, 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:

Parcel 2 of Minor Partition 11-88, situated in the N1/2 SE1/4 of Section 20, Township 37 South, Range 9 East of the Willamette
Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the East line of Section 20, Township 37 South, Range 9 East of the Willamette Meridian, Klamath
County, Oregon, from which point the East one-quarter corner of said Section 20 bears North 01° 07' 21" East 610.03 feet; thence
along the East line of said Section 20 South 01° 07' 21" West 697.00 feet to the S1/16 corner common to Sections 20 and 21;
thence along the South line of the N1/2 SE1/4 of Section 20 North 88° 13' 07" West 1664.95 feet to a point on the Easterly right-
of-way line of Old Fort Road; thence along said right-of-way line North 37° 31' 11" West 17.79 feet; thence following said right-
of-way line 294.67 feet along the arc of a 1243.24 foot radius curve to the right, the long chord of which bears North 30° 43' 47"
West 293.99 feet; thence continuing along said right-of-way line North 23° 56' 22" West 493.15 feet; thence, leaving said right-
of-way line, South 87° 57' 55" East 2040.25 feet to the point of beginning.

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:

2008-2009 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is \$352,500.00.

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.

2008-010428

Dated this 18th day of July, 2008

Michael J. Matzinger
MICHAEL J. MATZINGER

Pamela R. Matzinger
PAMELA R. MATZINGER

State of Androscoggin
County of Maine

This instrument was acknowledged before me on 7/18, 2008 by MICHAEL J. MATZINGER and PAMELA R. MATZINGER.

Therese Samson-Blais
(Notary Public)

My commission expires _____

THERESE SAMSON-BLAIS
Notary Public, Maine
My Commission Expires July 31, 2010

