

2010-003349

Klamath County, Oregon



After recording return to:
Daniel J Matlick
4431 Barry Drive
Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be sent to the following address:
Daniel J Matlick
4431 Barry Drive
Klamath Falls, OR 97603

File No.: 7021-1507727 (ALF)
Date: December 10, 2009

THIS SPACE IS



03/16/2010 11:05:37 AM

Fee: \$42.00

STATUTORY WARRANTY DEED

Gary Rose and Stephanie Rose, husband and wife, Grantor, conveys and warrants to **Daniel J Matlick**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

THE SOUTHWESTERLY 65.0 FEET OF LOT 9 IN BLOCK 4 OF FIRST ADDITION TO TONATEE HOMES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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 **\$110,000.00**. (Here comply with requirements of ORS 93.030)

1st 1507727

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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, OF 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, OF CHAPTER 424, OREGON LAWS 2007.

Dated this 11 day of March, 2010.


Gary Rose

Stephanie Rose
Stephanie Rose

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 11 day of March, 2010
by **Gary Rose and Stephanie Rose.**

Sally Pres



Notary Public for Oregon
My commission expires:

10/14/2010