



After recording return to:
Thomas Eisenmenger
1337 Tamera
Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be sent to the following address:
Thomas Eisenmenger
1337 Tamera
Klamath Falls, OR 97601

File No.: 7021-1545186 (SFK)
Date: March 12, 2010

2010-004683

Klamath County, Oregon



04/19/2010 02:49:36 PM

Fee: \$47.00

THIS SPACE

1st 1545186

STATUTORY WARRANTY DEED

Jannette M. Matchett, Grantor, conveys and warrants to **Thomas Eisenmenger**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$135,000.00**. (Here comply with requirements of ORS 93.030)

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 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 14 day of April, 2010.

Jannette M. Matchett
Jannette M. Matchett

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 14 day of April, 2010
by **Jannette M. Matchett**.



Sarah Kness
Notary Public for Oregon
My commission expires: 10/16/2010

APN: R453477

Statutory Warranty Deed
- continued

File No.: 7021-1545186 (SFK)
Date: 03/12/2010

EXHIBIT A

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

THE SOUTHERLY PORTION OF LOT 19 AND THE SOUTHERLY PORTION OF THE WESTERLY 10 FEET OF LOT 18, ALL IN BLOCK 5, OF TRACT NO. 1003, THIRD ADDITION TO MOYINA, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON PIN SITUATED ON THE NORTH RIGHT OF WAY LINE OF MILBERT AVENUE AND BEING 10.00 FEET EAST OF THE SOUTHEAST CORNER OF SAID LOT 19; THENCE WEST AND NORTHWESTERLY ALONG THE SOUTH AND WESTERLY LINE OF SAID LOT 19 TO A 1/2 INCH IRON PIN, WHICH IS SOUTH 35° 03' 10" EAST A DISTANCE OF 92.49 FEET FROM THE NORTHWEST CORNER OF SAID LOT 19; THENCE NORTH 70° 16' 30" EAST A DISTANCE OF 114.82 FEET; THENCE SOUTH 96.94 FEET TO THE POINT OF BEGINNING.