

WT 89691-MS

THIS SPACE

2011-003534

Klamath County, Oregon



00098893201100035340020023

03/14/2011 03:14:31 PM

Fee: \$42.00

After recording return to:

Rodney L. Munson

3642 Hope Street

Klamath Falls, OR 97603

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

Rodney L. Munson

3642 Hope Street

Klamath Falls, OR 97603

Escrow No. MT89691-MS

Title No. 0089691

SWD r.030211

### STATUTORY WARRANTY DEED

**Lela Ruth Matthews who acquired title as Ruth Matthews,**

Grantor(s), hereby convey and warrant to

**Rodney L. Munson,**

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:

**A tract of land situated in the S1/2 SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

Beginning at a point on the North line of the S1/2 SE1/4 NW1/4 of Section 11 and the West line of a tract conveyed to Klamath County by Deed recorded March 25, 1965 in Book 360 at page 314; thence South 0°17' West along the West line of said Klamath County tract a distance of 92 feet to the point of beginning; thence continuing along the Westerly line of said Klamath County tract extended Southerly a distance of 92.00 feet; thence West 138.44 feet, more or less, to the Westerly right of way of Hope Street; thence North along said Hope Street right of way a distance of 92.00 feet, more or less, to the Southeast corner of a tract of land conveyed to Samuel R. Warren and Elsie M. Warren, recorded September 19, 1969 in Deed Volume M69, page 8149; thence South 89°59'30" East a distance of 138.72 feet, more or less, along the Southerly line of said Warren tract 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:

The true and actual consideration for this conveyance is **\$159,000.00**.

42pm

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, 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, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 14th day of March, 2011

Lela Ruth Matthews  
Lela Ruth Matthews

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 3/14, 2011 by Lela Ruth Matthews.

MAA Stuart  
(Notary Public for Oregon)

My commission expires 12/2014

