

MTL 95271

2012-011904  
Klamath County, Oregon  
10/26/2012 11:10:49 AM  
Fee: \$42.00

<b>Grantor</b>
Jeffrey L. Denton Vicky S. Denton PO Box 441 Onalaska, WA 98570
<b>Grantee</b>
James L. Matson 443 South 34th Springfield, OR 97478
Until a change is requested, all tax statements shall be sent to the following address:
James L. Matson 443 South 34th Springfield, OR 97478

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

Jeffrey L. Denton and Vicky S. Denton Grantors convey and warrant to James L. Matson, Grantee the following described real property free of encumbrances except as specifically set forth herein:

Lots 9 and 10 in Block 34 of CRESCENT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of the vacated alley by Final Order 2003-053 and recorded December 16, 2002 in Volume M02, page 72847, which inures by law thereto.

Account No(s): 155281

Map/Tax Lot No(s): 2409030DB-05400

This property is free of encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$25,000.00. (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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Executed this 22 day of October, 2012

Jeffrey L. Denton  
Jeffrey L. Denton

Vicky S. Denton  
Vicky S. Denton

42 AMT

State of ~~Oregon~~ <sup>Washington</sup>, County of ~~Lewis~~ ) ss.

This instrument was acknowledged before me on this 22<sup>nd</sup> day of October, 2012 by **Jeffrey L. Denton** and **Vicky S. Denton**

Donna Tresewiter

Notary Public for ~~Oregon~~ <sup>Washington</sup>

My commission expires: May 27, 2014

