



2012-012146

Klamath County, Oregon

11/01/2012 12:04:07 PM

Fee: \$42.00

After recording return to:

DWIGHT MATTINGLY

5835 SEAGULL DRIVE

BONANZA, OR 97623

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

DWIGHT MATTINGLY

5835 SEAGULL DRIVE

BONANZA, OR 97623

Escrow No. MT94770-SH

Title No. 0094770

SWD r.020212

STATUTORY WARRANTY DEED

KENNETH D. MATHEWS and FRANCES M. MATHEWS, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

DWIGHT MATTINGLY,

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:

Lot 15, Block 49, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantor conveys and specially warrants to Dwight Mattingly, Grantee, the following described real property free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under that certain trust deed recorded in Klamath County, Instrument No. M05, page 050628 except as specifically set forth below ~None~

The true and actual consideration for this conveyance is **\$30,000.00**.

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:

42 AMT

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.

Dated this 10- day of 31, 12.

Kenneth D. Mathews
KENNETH D. MATHEWS

Frances M. Mathews
FRANCES M. MATHEWS

State of Tennessee
County of DeKalb

This instrument was acknowledged before me on October 31, 2012 by KENNETH D. MATHEWS and FRANCES M. MATHEWS.

Veronica E. Pack
(Notary Public for DeKalb Co., TN)

My commission expires 11/30/2013

