

1st 1994542 AF



After recording return to:
Anesti Audeh and Nadia Audeh
5426 Lockford
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Anesti Audeh and Nadia Audeh
5426 Lockford
Klamath Falls, OR 97603

File No.: 7021-1994542 (ALF)
Date: November 16, 2012

THIS SPACE RESERVED FOR RECORD

2012-014084

Klamath County, Oregon

12/18/2012 01:43:44 PM

Fee: \$47.00

STATUTORY WARRANTY DEED

Duwayne Thomas Matthews and Elsie Pearl Matthews as Trustee of the Matthews Family Trust, dated June 18, 1990, Grantor, conveys and warrants to **Anesti Audeh and Nadia Audeh, husband and wife**, 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 **\$79,027.00**. (Here comply with requirements of ORS 93.030)

47

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 7 day of December, 20 12.

Duwayne Thomas Matthews and Elsie Pearl
Matthews as Trustee of the Matthews Family
Trust, dated June 18, 1990

D.T. Matthews
Duwayne Thomas Matthews, Trustee
Elsie Pearl Matthews
Elsie Pearl Matthews, Trustee

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 7 day of December, 20 12
by **Duwayne Thomas Matthews and Elsie Pearl Matthews.**

Adrien Fleeck

Notary Public for Oregon
My commission expires: 12-3-14

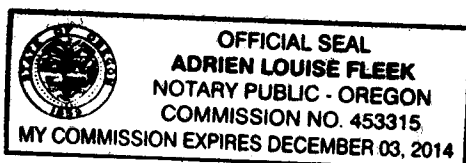


EXHIBIT A

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

A parcel of land situated in the W 1/2 SW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, lying between the Westerly right of way line of the New Dalles-California Highway and the Easterly right of way line of the Southern Pacific Railroad.

Excepting that certain parcel of land described in Deed Volume 150 Page 417, records of Klamath County, Oregon, and

Also Excepting the following described parcel: Beginning at a point on the Westerly right of way line of The Dalles-California Highway which bears South 89°49' East a distance of 799.0 feet and North 11°36' West a distance of 93.71 feet from the West quarter corner of said Section 7; thence South 78°24' West at right angles to said highway a distance of 200.0 feet; thence South 11°36' East parallel with said highway, a distance of 600.0 feet; thence South 78°24' West a distance of 242.0 feet; thence South 0°06' East a distance of 303.7 feet; thence South 69°29' East a distance of 448.8 feet; thence South 11°36' East a distance of 213.8 feet; thence North 78°24' East a distance of 122.0 feet to a point on the Westerly right of way line of said highway; thence North 11°36' West along said right of way line a distance of 1350.0 feet, more or less, to the point of beginning.

Also Excepting the following described parcel: Beginning at a point on the Westerly right-of-way line of The Dalles-California Highway which bears South 89°49' East a distance of 799.0 feet and South 11°36' East a distance of 1256.29 feet from the West quarter corner of said Section 7, said point of beginning being the Southeasterly corner of parcel described in deed from Steven H. Ewert, et ux to Donald Vanderhoff, et ux recorded November 15, 1977 in Volume M77 Page 22220, records of Klamath County, Oregon; then South 78°24' West a distance of 300. feet; thence Southeasterly parallel with the Westerly line of said highway and 300 feet Westerly at right angles thereto to a point on the South line of said Section 7; thence East on said South line to the Westerly line of said highway; thence Northerly along said Westerly line to the point of beginning.