



2013-001412
Klamath County, Oregon
02/07/2013 01:58:58 PM
Fee: \$42.00

After recording return to:

Travis Matthies

310 Hawthorne Street

Klamath Falls, OR 97601

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

Travis Matthies

310 Hawthorne Street

Klamath Falls, OR 97601

Escrow No. MT96478-MS

Title No. 0096478

SWD r.020212

STATUTORY WARRANTY DEED

**Yvonne Lee Reel, Trustee, or her Successors in Trust, under the Yvonne Lee Reel Living Trust
Dated July 3, 2012,**

Grantor(s), hereby convey and warrant to

Travis Matthies,

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:

Lots 3 and 4 in Block 9, **NORTH KLAMATH FALLS**, according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$87,500.00**.

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 6th day of February, 2013.

Yvonne Lee Reel, Trustee under the Yvonne Lee Reel
Living Trust Dated July 3, 2012

BY: Yvonne Lee Reel Trustee
★ Yvonne Lee Reel, Trustee

State of Oregon
County of DOUGLAS

This instrument was acknowledged before me on February 6, 2013 by Yvonne Lee Reel, Trustee, or her Successors in Trust, under the Yvonne Lee Reel Living Trust Dated July 3, 2012.

Kathleen A Brown
(Notary Public for Oregon)

My commission expires 10-17-14

