



2013-013997
Klamath County, Oregon
12/23/2013 03:36:55 PM
Fee: \$47.00

After recording return to:

Anesti Audeh & Nadia Audeh

522 S 6th Street

Klamath Falls, OR 97601

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

Anesti Audeh & Nadia Audeh

522 S 6th Street

Klamath Falls, OR 97601

Escrow No. MT99514-KR

Title No. 0099514

SWD r.020212

MT99514-KR

STATUTORY WARRANTY DEED

Elsie P. Matthews,

Grantor(s), hereby convey and warrant to

Anesti Audeh and Nadia Audeh, as tenants by the entirety,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

The true and actual consideration for this conveyance is **\$12,500.00**.

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:

47444

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 18th day of **December, 2013**.

Elsie P. Matthews
Elsie P. Matthews

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on **December 18**, 2013 by Elsie P. Matthews.

Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2015



EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the SW1/4 NW1/4 of said Section 7 lying between the Westerly right of way of the New Dalles California Highway and the Easterly right of way line of the Southern Pacific Railroad.

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:

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 North 11° 36' West, parallel with said highway, to the North line of the SW1/4 NW1/4 of said Section 7; thence East along said North line to the Westerly line of said highway; thence South 11° 36' West along said Westerly line to the point of beginning.