



After recording return to:

Anesti Audeh

522 S. 6th Street

Klamath Falls, OR 97601

2013-013998

Klamath County, Oregon

12/23/2013 03:39:25 PM

Fee: \$42.00

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

Anesti Audeh

522 S. 6th Street

Klamath Falls, OR 97601

Escrow No. MT99515-KR

Title No. 0099515

SWD r.020212

MT99515-KR

STATUTORY WARRANTY DEED

Lincoln Trust Company FBO D.T. Matthews, IRA,

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:

The following described parcel of land situated in the W1/2 SW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

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.

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:

42411

Page 2 - Statutory Warranty Deed - Signature/Notary Page
Escrow No. MT99515-KR

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 19 day of December, 2013.

Lincoln Trust Company FBO D.T. Matthews IRA

X by: Rachel Wheeler

State of Colorado
County of Denver

X This instrument was acknowledged before me on December 19, 2013 by Rachel Wheeler for Lincoln Trust Company FBO D.T. Matthews, IRA.

Roseanna Rivera
(Notary Public for Colorado)

My commission expires 12-06-16

ROSEANNA RIVERA NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20124080312 MY COMMISSION EXPIRES DECEMBER 6, 2016
--