



MT100715DS

THIS SPACE RESERVED FOR RECORDER'S USE

2014-005161

Klamath County, Oregon

05/13/2014 12:41:26 PM

Fee: \$47.00

After recording return to:

MARK FAY

1674 Cove Point Road

Klamath Falls, OR 97601

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

MARK FAY

1674 Cove Point Road

Klamath Falls, OR 97601

Escrow No. MT100715DS

Title No. 0100715

SWD r.020212

STATUTORY WARRANTY DEED

ELSIE P. MATTHEWS and ELSIE PEARL MATTHEWS, TRUSTEE OF THE MATTHEWS FAMILY TRUST DATED JUNE 18, 1990,

Grantor(s), hereby convey and warrant to

MARK FAY and CHRISTINE FAY, 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:

Parcel 1 of Land Partition 28-08, being a replat of Parcel 1, of "Land Partition 28-00" Situated in the NE1/4 NW1/4 SW1/4 and SE1/4 of Section 12, and the NE1/4 of Section 13, T38S, R8EWM, and recorded April 2, 2009, Volume 2009-004669, Klamath County, Oregon.

The true and actual consideration for this conveyance is **\$220,750.00**.

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:

47.00

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 13 day of May, 2014

Elsie P. Matthews
ELSIE P. MATTHEWS

THE MATTHEWS FAMILY TRUST DATED JUNE 18, 1990

BY: Elsie Pearl Matthews
ELSIE PEARL MATTHEWS, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on 5-13-, 2014 by ELSIE P. MATTHEWS and ELSIE PEARL MATTHEWS, TRUSTEE OF THE MATTHEWS FAMILY TRUST DATED JUNE 18, 1990.

Deborah Anne Sinnock
(Notary Public for Oregon)

My commission expires 9-8-17

