



THIS SPACE RESERVED

2017-003070
Klamath County, Oregon
03/23/2017 03:30:00 PM
Fee: \$47.00

After recording return to:

John Saavedra
1621 Fremont Street
Klamath Falls, OR 97601

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

John Saavedra
1621 Fremont Street
Klamath Falls, OR 97601
File No. 159297AM

STATUTORY WARRANTY DEED

**Donald Matthews and Patricia Matthews, husband and wife
and David Lorne Brimmer Jr., not as tenants in common but with right of survivorship,**

Grantor(s), hereby convey and warrant to

John Saavedra,

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 Easterly 116 feet of Lot 6, Block 19 1/2, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH
FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County,
Oregon.**

The true and actual consideration for this conveyance is **\$36,000.00**.

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:

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 23 day of March, 2017

Donald Matthews
Donald Matthews

Patricia Matthews
Patricia Matthews

David Lorne Brimmer Jr.
David Lorne Brimmer Jr.

State of Oregon } ss LS
County of ~~Klamath~~ Jackson

On this 23 day of March, 2017, before me, Lori Smith a Notary Public in and for said state, personally appeared Donald Matthews, Patricia Matthews and David Lorne Brimmer Jr., known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lori Smith
Notary Public for the State of Oregon
Residing at: ~~Klamath Falls~~, Oregon Jackson County
Commission Expires: 9/21/19 LS

