



THIS SPACE RESERVED FOR R

**2017-009149**  
**Klamath County, Oregon**  
**08/14/2017 02:28:00 PM**  
**Fee: \$47.00**

After recording return to:

William Tinniswood and Crystal McMahon  
38012 Modoc Point Road  
Chiloquin, OR 97624

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

William Tinniswood and Crystal McMahon  
38012 Modoc Point Road  
Chiloquin, OR 97624  
File No. 173408AM

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**STATUTORY WARRANTY DEED**

**Elizabeth B. Matuk, Trustee of Charles A. Matuk and Elizabeth B. Matuk Joint Revocable Living Trust**  
**Executed on July 13, 2010,**

Grantor(s), hereby convey and warrant to

**William Tinniswood and Crystal McMahon, 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 2, Land Partition 48-93, situated in a portion of Government Lot 9 of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$359,000.00.**

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:

**2017-2018 Real Property Taxes, a lien not yet due and payable.**

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 09 day of August, 2017.

The Charles A. Matuk and Elizabeth B. Matuk Joint Revocable Living Trust

By Elizabeth B. Matuk, Trustee  
Elizabeth B. Matuk, Trustee

State of Washington } ss  
County of Pierce }

On this 09 day of August, 2017, before me, Char E Smart a Notary Public in and for said state, personally appeared Elizabeth B. Matuk, trustee of Charles A. Matuk and Elizabeth B. Matuk Joint Revocable Living Trust, 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.

CHAR E SMART  
Notary Public for the State of WA  
Residing at: Pierce County  
Commission Expires: 4042021

