



THIS SPACE RESERVED FOR

2019-005836

Klamath County, Oregon

05/24/2019 12:13:01 PM

Fee: \$87.00

After recording return to:

Byron J. Werner, Trustee and Donna J. Werner, Trustee
of The Werner Family Trust, dated April 27, 1998

PO Box 2106

Jasper, OR 97438

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

Byron J. Werner, Trustee and Donna J. Werner, Trustee
of The Werner Family Trust, dated April 27, 1998

PO Box 2106

Jasper, OR 97438

File No. 282405AM

STATUTORY WARRANTY DEED

John L. Matkowski and Kimberly R. Matkowski, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Byron J. Werner, Trustee and Donna J. Werner, Trustee of The Werner Family Trust, dated April 27, 1998,

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:

**A portion of the NE1/4 NE1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian,
Klamath County, Oregon, more particularly described as follows:**

**Commencing at the Northeast corner of said Section 1; thence South along the East line of said Section 1, a
distance of approximately 471.3 feet to the true point of beginning; thence West and parallel to the North
line of Section 1 to the Easterly right of way line of State Highway 58; thence Southeasterly along the East
right of way line approximately 290 feet to a point; thence East parallel to the North line of Section 1, 72.34
feet, more or less, to the East line of Section 1; thence North along the East line of Section 1 to the point of
beginning.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2406-001AA-01000-000

The true and actual consideration for this conveyance is \$125,000.00.

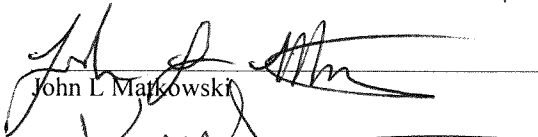
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

Return To:



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 May, 2019.

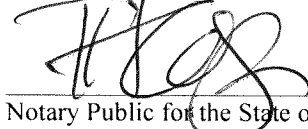

John L. Matkowski


Kimberly R. Matkowski

State of Oregon } ss
County of Deschutes }

On this 23rd day of May, 2019, before me, Tiffany Hudson a Notary Public in and for said state, personally appeared John L. Matkowski and Kimberly R. Matkowski, 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.


Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: 5/9/2021

