



THIS SPACE RESERVED FOR

2019-013587

Klamath County, Oregon

11/20/2019 02:35:01 PM

Fee: \$87.00

After recording return to:

David A. Matthews

23074 River Crest Dr

Sprague River, OR 97639

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

David A. Matthews

23074 River Crest Dr

Sprague River, OR 97639

File No. 321615AM

STATUTORY WARRANTY DEED

Josephine Van Horn, Trustee of the Josephine Van Horn Revocable Living Trust,

Grantor(s), hereby convey and warrant to

David A. Matthews,

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:

Beginning at the Southeast corner of Section 10, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, thence North along the East line of said Section a distance of 1200 feet to the Southeast corner of "Sprague River Village", a platted subdivision; thence West along the South line of said subdivision 1650 feet to the Southwest corner thereof; thence South 300 feet; thence West 990 feet, more or less, to the West line of the SE1/4 of said Section 10; thence South along said West line 900 feet, more or less, to the Southwest corner thereof; thence East along the South line of said Section 10, 2640 feet, more or less, to the point of beginning.

Also the following: All that portion of the E1/2 SW1/4 of Section 10, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, lying Southeasterly of the O.C. & E. Railroad right of way, more particularly described as follows:

Beginning at the Southeast corner of said SW1/4 of said Section 10, run thence Westerly along the South Section line of said Section 10, a distance of 504 feet, more or less, to the Easterly boundary of said railway right of way; thence run Northerly and Northeasterly along said Easterly boundary of said railway right of way to an intersection with the Easterly line of said SW1/4 of said Section 10, which intersection is 1705 feet more or less Northerly from the point of beginning; thence South to the point of beginning.

EXCEPTING FROM the SE1/4 of Section 10, the following: Beginning at the Southeast corner of said Section 10; thence North 100 feet; thence West 180 feet; thence South 100 feet to the South line of said Section; thence East along said line 180 feet to the point of beginning.

ALSO EXCEPTING THEREFROM all that portion lying within Sprague River Co. Rd. 858.

The true and actual consideration for this conveyance is \$530,000.00.

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:

87

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 14th day of Nov. 2019.

Josephine Van Horn Revocable Living Trust

By: Josephine Van Horn, Trustee
Josephine Van Horn, Trustee

Arizona ~~CA~~
State of ~~Oregon~~ ss
County of ~~Klamath~~
Coconino

On this 14th day of November, 2019, before me, Cathryn S. Anderson, a Notary Public in and for said state, personally appeared Josephine Van Horn, 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.

Cathryn S. Anderson
Notary Public for the State of ~~Oregon~~ Arizona ~~CA~~
Residing at: ~~Klamath~~ County Coconino ~~CA~~
Commission Expires: 6/21/23

