

James D. Matteson and Margaret Ann Matteson

2022-003838

Klamath County, Oregon

## Grantors

James D. Matteson and Margaret Ann Matteson, Trustees  
 611 Grant Street  
 Klamath Falls, OR 97601



00297698202200038380010013

03/30/2022 11:28:04 AM

Fee: \$82.00

## Grantee

After recording return to:  
 Grantee

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

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That James D. Matteson and Margaret Ann Matteson, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by James D. Matteson and Margaret Ann Matteson, Trustees of the MATTESON LIVING TRUST hereinafter called the grantee, do hereby grant, bargain, sell and convey unto the said granteeS and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 1 and 2, Block 34, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantor, has executed this instrument this March 2, 2022.

James D. Matteson

Margaret Ann Matteson

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named James D. Matteson and Margaret Ann Matteson and acknowledged the foregoing instrument to be their voluntary act and deed.

(S E A L)

Before me:   
 Notary Public for Oregon

