



**2024-002869**  
**Klamath County, Oregon**  
04/16/2024 02:54:02 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mountain West Ventures LLC, a Nevada Limited  
Liability Company

PO Box 400832

Las Vegas, NV 89140

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

Mountain West Ventures LLC, a Nevada Limited  
Liability Company

PO Box 400832

Las Vegas, NV 89140

File No. 627367AM

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### STATUTORY WARRANTY DEED

**Barry Matthews and Susan Matthews,**

Grantor(s), hereby convey and warrant to

**Mountain West Ventures LLC, a Nevada Limited Liability Company,**

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:

**Lot 11 in Block 2, OREGON PINES, according to the official plat thereof on file in the office of the  
County Clerk of Klamath County, Oregon.**

**The true and actual consideration for this conveyance is \$3,850.00.**

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 8th day of April, 2024.

Barry Matthews  
Barry Matthews

Susan Matthews  
Susan Matthews

State of Oregon } ss  
County of Marion }

On this 8th day of April, 2024, before me, Tina Kelly a Notary Public in and for said state, personally appeared Barry Matthews and Susan Matthews, 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.

Tina Kelly  
Notary Public for the State of Oregon  
Residing at: Salem  
Commission Expires: 11-16-2026

