



2024-003888  
Klamath County, Oregon  
05/17/2024 08:32:02 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ashley Marie Vandeberghe and Christian Morgan  
Frye  
PO Box 1456  
La Pine, OR 97739

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

Ashley Marie Vandeberghe and Christian Morgan  
Frye  
1242 Drake Dr.  
Chiloquin, OR 97624  
File No. 631899AM

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### STATUTORY WARRANTY DEED

**Jesse A. Mathews and Courtney Jan-Marie Mathews, as Tenants by the Entirety ,**  
Grantor(s), hereby convey and warrant to

**Ashley Marie Vandeberghe and Christian Morgan Frye, 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:

**Lot 18 in Block 3 of TRACT 1201, WILLIAMSON RIVER PINES, according to the official plat  
thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH  
an undivided 1/40 interest in Lot 4 in Block 2 of TRACT 1201 WILLIAMSON RIVER PINES.**

**The true and actual consideration for this conveyance is \$417,000.00.**


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:

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 14<sup>th</sup> day of May, 2024.



Jesse A. Mathews

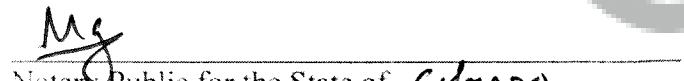


Courtney Jan-Marie Mathews

State of Colorado } ss  
County of LARIMER }

On this 14<sup>th</sup> day of May, 2024, before me, Michael C. Gervasi, Notary Public a Notary Public in and for said state, personally appeared Jesse A. Mathews and Courtney Jan-Marie Mathews, 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 Colorado  
Residing at: 4236 Piedra Place Boulder CO  
Commission Expires: 9/19/25

