



2024-006771

Klamath County, Oregon

08/02/2024 02:53:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

John Jeffries and Jo Ann Jeffries

20125 Drazil Rd.

Malin, OR 97632

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

John Jeffries and Jo Ann Jeffries

20125 Drazil Rd.

Malin, OR 97632

File No. 636839AM

STATUTORY WARRANTY DEED

Ronald F. Mattos and Paula Joyce Mattos, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

John Jeffries and Jo Ann Jeffries, 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:

**The SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 4, Township 41 South, Range 12 East of the Willamette Meridian
Klamath County, Oregon**

**EXCEPTING THEREFROM that portion which lying point Easterly of the following line:
Beginning at a point on the South line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$, is 895.5 feet East of the Center of said
Section 4,**

thence North 5° 45' West 1330.5 feet more or less to the North line of SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 4

The true and actual consideration for this conveyance is \$660,000.00.

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:

Real property taxes due, if any, but not yet payable

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 18th day of July, 2024.

Ronald F. Mattos
Ronald F. Mattos

Paula Joyce Mattos
Paula Joyce Mattos

State of Oregon } ss
County of Klamath }

On this 18th day of July, 2024, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Ronald F. Mattos and Paula Joyce Mattos, 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.

JAB
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 9/19/2026

