

KNOW ALL MEN BY THESE PRESENTS, That JOSEPH F. MATTHEWS and JUDITH A. MATTHEWS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH F. MATTHEWS

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's 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:

A tract of land situated in the NE 1/4 of Section 28, T39S, R10EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the Northeast corner of the NW1/4 NE1/4 of said Section 28; thence S89° 54'41"E 10.70 feet; thence S00°19'32"W 1537.06 feet; thence West 822.06 feet to the True Point of Beginning of this description; thence South 744.14 feet; thence N40°20'19"E 241.51 feet; thence East 25.67 feet; thence North 560.05 feet; thence West 182.00 feet to the True Point of Beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with 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

Reservations, restrictions and rights-of-way of record and those apparent on the land.

and that grantor will warrant and forever defend the above granted premises and every part and 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 \$ 3,250.00.

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 5th day of May, 1973.

STATE OF OREGON, County of Klamath, ss. Joseph F. Matthews and Judith A. Matthews

Personally appeared the above named Joseph F. Matthews and Judith A. Matthews, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: William B. Doane Notary Public for Oregon My commission expires 7-1-74

NOTE: The sentence between the symbols @. If not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

AFTER RECORDING RETURN TO

No. Joseph F. Matthews, 2100 West 7th, Ukiah, Calif. 92804

STATE OF OREGON

County of Klamath ss.

I certify that the within instrument was received for record on the 8th day of June, 1973 at 3:29 o'clock P.M., and recorded in book M 73 on page 7141 or as filing fee number 77500, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK Title

By Chad Miller Deputy Fee \$2.00

JUN 8 4 12 PM 1973