

KNOW ALL MEN BY THESE PRESENTS, That PERRY BROS., INC., a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JULIAN D. MATTHEWS and EDNA F. MATTHEWS, husband and wife, hereinafter called 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:

Lot 5 in Block 15 in Tract 1072 Third Addition to Cypress Villa, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Rules, regulations, liens and assessments of South Suburban Sanitary District; Easements and rights of way of record or apparent on the land, if any; Reservations and restrictions contained in the dedication of Tract No. 1072 Third Addition to Cypress Villa; and to real property taxes for fiscal year commencing July 1, 1973, which are now a lien but not yet payable.

(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 those above set forth,

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 \$ 31,000.00. 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. Done by order of the grantor's board of directors, with its corporate seal affixed, on August 1, 1973.

PERRY BROS., INC.

By Grant Perry President  
By Frank B. Perry Secretary

STATE OF OREGON, County of Klamath ) ss: August 1st, 1973  
Personally appeared Grant Perry and Frank B. Perry who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of Perry Bros., Inc.

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: Notary Public for Oregon  
My commission expires: 11-12-74

NOTE—The sentence between the symbols ( ), if not applicable, should be deleted. See ORS 93.030.

WARRANTY DEED CORPORATION

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the 2nd day of August, 1973, at 10:51 o'clock A.M., and recorded in book 1072 on page 9995 or as filing fee number 1072, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Hazel B. Buzie Deputy

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

AFTER RECORDING RETURN TO

First Federal  
540 Main  
City

which so rents, lessees, containing the apparatus, leum, she described each agr (S. 272) beneficiary Septe This If any, as having any note or no more than any of said as the bea The herein tha free and ex-entors against th The thereof na said propo edence ov or heralt herof or promptly said propo costs inen times duru beneficiary fact; not construed hereafter no waste now or be by fire or in a sun secured by ficiary, an approved premium fifteen to said polle discretion

FIRST existing

proper

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