

00568

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WARRANTY DEED

This Indenture Witnesseth, THAT JOSEPH A. MATTALL and KATHRYN A. MATTALL,

husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto

MARJORIE F. MONROE, her heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

The North half of Lot 3 in Block 1 of SHIVES ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

Subject to: Easements and rights of way of record or apparent on the land, if any; and to real property taxes for fiscal year commencing July 1, 1973, which are now a lien but not yet payable.

AUG 20 3 56 PM 1974

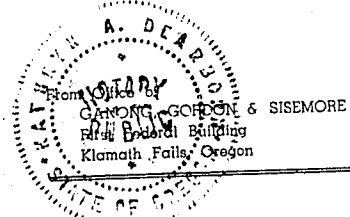
The true and actual consideration for this transfer is \$ 11,500.00 ~~xxxx~~

The foregoing recitation of consideration is true as I verily believe. TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, her heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, her heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 18th day of July, 1973:

(SEAL) X *Joseph A. Mattall* (SEAL)
(SEAL) X *Kathryn A. Mattall* (SEAL)

STATE OF OREGON, County of Klamath ss. July 19, 1973.
Personally appeared the above named Joseph A. Mattall and Kathryn A. Mattall, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:
Kathryn A. Dearborn
Notary Public for Oregon.
My commission expires May 31, 1974

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 20 day of August, 1973 at 1:26 o'clock P.M., and recorded in book 11-73 on page 11266 Record of Deeds of said County.

Witness my hand and seal of County affixed.

By *Wm. D. Milne* County Clerk-Recorder
Hazel Dragan Deputy

When recorded, please return to:
Marjorie F. Monroe
835 Healdsburg Ave.
Healdsburg, Calif. 95418

2.00