

1967/50

KNOW ALL MEN BY THESE PRESENTS, That Paul H. Tremaine and Barbara A. Tremaine, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bonham J. Matzen and Susan P. Matzen, husband and wife, 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:

Lot 15 EXCEPT the Easterly 35 feet thereof, of LAKEWOOD HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 Trust Deed, including the terms and provisions thereof, executed by Paul H. Tremaine and Barbara A. Tremaine, husband and wife, as grantors, to Transamerica Title Insurance Company, as trustee, for Equitable Savings & Loan Association, an Oregon Corporation, as beneficiary, dated August 30, 1972, recorded September 7, 1972, in Volume M-72 page 10095, Microfilm records of Klamath County, Oregon, to secure the payment of \$11,600.00, and those restrictions of record or apparent upon the face of 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 \$13,577.60. The whole consideration (indicate which)

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 1 day of October, 1973.

STATE OF OREGON, County of Klamath ss. October 1, 1973. Personally appeared the above named Paul H. Tremaine and Barbara A. Tremaine, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Sandra Handsaker  
Notary Public for Oregon  
My commission expires 7/23/77

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

Paul H. Tremaine and  
Barbara A. Tremaine  
TO  
Bonham J. Matzen and  
Susan P. Matzen

AFTER RECORDING RETURN TO

B. J. Matzen  
930 Klamath  
K. P.

(DON'T USE THIS  
SPACE, RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

FEE \$ 2.00

## STATE OF OREGON

County of Klamath ss.

I certify that the within instrument was received for record on the 2nd day of OCTOBER, 1973, at 3:13 o'clock P.M., and recorded in book M. 73 on page 13312 or as filing fee number 82100, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

By Hazel Drayton Deputy