

01-09534

A-24100

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WARRANTY DEED

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This Indenture Witnesseth, THAT JOSEPHINE MATT,

hereinafter known as grantor for the consideration hereinafter recited,
has bargained and sold, and by these presents does grant, bargain, sell and convey unto
MICHAEL F. BENDER,

his heirs and assigns, the following described premises, situated in Klamath County,
Oregon, to-wit:

Lot 3 in SUNRISE PARK, according to the official plat
thereof on file in the records of Klamath County, Oregon.

Subject to: Liens and assessments of Klamath Project and
Klamath Irrigation District, and regulations, easements,
contracts, water and irrigation rights in connection there-
with; Rules, regulations, liens and assessments of South
Suburban Sanitary District; Easements and rights of way of
record or apparent on the land, if any.

The true and actual consideration for this transfer is \$ 17,950.00 ~~being~~

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,
his heirs and assigns forever. And the said grantor does hereby covenant to and with the said
grantee, his heirs and assigns, that she is the owner in fee simple of said premises;
that they are free from all incumbrances, except those above set forth,
and that she will warrant and defend the same from all lawful claims whatsoever, except those
above set forth.

IN WITNESS WHEREOF, she has hereunto set her hand and seal
this 2nd day of January, 1974.

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ss. January 2, 1974.
Personally appeared the above named Josephine Matt,

and acknowledged the foregoing instrument to be her voluntary act and deed.

From Office of
GANNON, GORDON, & SISEMORE
First Federal Building
Klamath Falls, Oregon

Before me:

James D. Bocchi
Notary Public for Oregon. 10-25-74
My commission expires

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was re-
ceived for record on the 3rd day of January,
1974, at 1:18 o'clock P. M., and recorded in book
M. 74 on page 53. Record of Deeds of
said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Mary L. Lindberg County Clerk-Recorder
fee 2.00 Deputy

Ret: 1st Federal Savings
540 Main - City

JAN 3 1 19 PM 1974