

94618

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WARRANTY DEED

28-7385 * * * * *

RODNEY M. BOWERS and MARY ANN BOWERS, husband and wife,
Grantors convey and warrant to DAVID D. MATSON and FRANCES J.
MATSON, Husband and wife, Grantees, the following described real
property free of all encumbrances, except as specifically set
forth herein:

The Southerly 15 feet of Lot 3, the Southerly 15
feet of the Westerly 100 feet of Lot 15, all of
Lots 4, 5, 6, 7, the Westerly 100 feet of lots
11, 12, 13 and 14, together with the vacated alley
abutting said property; and Lots 8 and 9 together
with Westerly 10 feet of vacated alley abutting
same, in Block 25, all in WEST KLAMATH.

SUBJECT TO:

1. Reservations, restrictions, rights of way and easements of record and those apparent on the land.
2. Taxes for 1974-75 are now a lien, but not yet payable.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Plevna Irrigation District.
4. Mortgage, including the terms and provisions thereof, dated May 1, 1973, recorded May 2, 1973 in Book M-73 at page 5256, Mortgage Records, given to secure the payment of \$45,000.00 with interest thereon and such future advances as may be provided therein, executed by Theodore J. Paddock and Mary Paddock, husband and wife, to Western Bank, Klamath Falls Branch, which Grantees agree to assume and pay.

The true and actual consideration paid for this conveyance
is \$64,000.00.

WITNESS Grantors' hands this 31st day of July, 1974.

Rodney M. Bowers

Mary Ann Bowers

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STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared RODNEY M. BOWERS and MARY ANN BOWERS,
husband and wife, and acknowledged the foregoing instrument to be
their voluntary act and deed.

BEFORE ME this 1st day of Aug. 1974.

Marlene T. Addington
Notary Public for Oregon
My commission expires _____

Marlene T. Addington
NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-21-77

Unless a change is requested, all tax statements shall be sent
to the following address:

to Mr. & Mrs. David D. Matson
P.O. Box 3484, Salem, Oregon

Return to:
Mr & Mrs David D. Matson
P.O. Box 3484
Salem, Oregon

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Not for record at request of _____
this _____ day of _____ A.D. 1974 at _____ M., and
July recorded in Vol. _____, of _____ on Page _____

Wm D. MILNE, County Clerk

By *David D. Matson*

WARRANTY DEED, PAGE TWO.

AUG 2 11 01 AM 1974