

3929

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9642

KNOW ALL MEN BY THESE PRESENTS, That I, Joe M. Roads, a single man,

in consideration of Ten Dollars and other valuable considerations *Dollars*

to me paid by Samuel L. Matthews and L. Ruth Matthews, husband and wife,

do hereby grant, bargain, sell and convey unto said Samuel L. Matthews and L. Ruth Matthews, husband and wife, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

The West 100 feet of Lot 1, Block 2, SECOND ADDITION TO ALTAMONT ACRES, being a Subdivision of Tracts 1, 2, 3, 4, 22, 23, and 24, ALTAMONT RANCH TRACTS, Supplemental Plat, in Klamath County, Oregon.

## SUBJECT TO:

1. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith.
2. Regulations, liens, assessments and laws relating to the South Suburban Sanitary District.
3. Reservations in deed from Nassau Co., to Arthur T. Tappan, recorded in Deed Volume 80 at page 565, Records of Klamath County, Oregon, as follows: "...also the right is hereby reserved to enter upon, construct and maintain irrigation ditches for the purpose of conveying irrigation water along the property lines of the above described property."

To Have and to Hold, the above described and granted premises unto the said Samuel L. Matthews and L. Ruth Matthews, husband and wife, their heirs and assigns forever.

And I, Joe M. Roads, a single man,

above named do covenant to and with the above named grantees, their heirs and assigns that I am lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, save and except as above stated,

and that I will and my heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever,

Witness my hand and seal this 21st day of May, 19 64.

*Joe M. Roads* (SEAL)  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_ (SEAL)

RECEIVED  
 AUG 18 1975

STATE OF OREGON,

9643

County of Klamath

ss.

BE IT REMEMBERED, That on this 21st day of May, 1964, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Joe M. Roads, a single man,

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

*A. B. Chilcote*

Notary Public for Oregon.

My Commission expires

*January 12, 1966*

WARRANTY DEED

(FORM No. 703)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 18th day of AUGUST, 1975, at 2:00 o'clock P. M., and recorded in book 875 on page 9642, Record of Deeds of said County.

Witness my hand and seal of County affixed.

W. D. MILNE

County Clerk-Recorder.

*By Hazel M. Maguire*  
Deputy.

WHEN RECORDED RETURN TO

*Samuel L. Matthews*  
*3801 Gettysburg Dr*  
*City*

FEE \$ 6.00