1-1-74

10109 WARRANTY DEED Vol. M76 Page 1926

KNOW ALL MEN BY THESE PRESENTS, That DAN S. MATHIS and IDA MAY MATHIS, husband and wife *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* JOHN T. MATHIS *, 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:*

The South half of Lot 3, Block 1 of SECOND ADDITION TO ALTAMONT ACRES, 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: statutory powers, including the power of assessment, of South Suburban Sanitary District and Klamath Irrigation District; reservations contained in deed recorded February 11, 1933, in Volume 99, page 414, Deed Records of Klamath County, Oregon..... *and that grantor will warrant and forever defend the said 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 $ 3,000.00 .....

~~[illegible]~~ *(The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)*

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10 *day of* February *, 19*76 *; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.*

Dan S. Mathis
Dan S. Mathis

(If executed by a corporation, affix corporate seal)

Ida May Mathis
Ida May Mathis

STATE OF OREGON,)
County of Klamath) ss.
February 10, 1976.

Personally appeared the above named Dan S. Mathis & Ida May Mathis *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

Before me: Paula McGh
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 3/25/77

STATE OF OREGON, County of .....) ss.
....., 19.....

Personally appeared ..... *and* ..... *who, being duly sworn, each for himself and not one for the other, did say that the former is the* ..... *president and that the latter is the* ..... *secretary of* ..... *, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.*

Before me: .....
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
John T. Mathis
3851 Bisbee St.
Klamath Falls, Or. 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
John T. Mathis
3851 Bisbee St.
Klamath Falls, Or. 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,)
County of KLAMATH) ss.

I certify that the within instrument was received for record on the 11th *day of* FEBRUARY *, 19* 76 *, at* 8:41 *o'clock* A *M., and recorded in book* M 76 *on page* 1926 *or as file/reel number* 10109 *, Record of Deeds of said county.*

Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer
By Hazel Drazil *Deputy*

FEE $ 3.00

75 FEB 11 AM 8 41