

WARRANTY DEED

NEW LAM PUBLISHING CO., PORTLAND, OR. 97204

27188

MTC 2988

Vol. 77 Page 4986

KNOW ALL MEN BY THESE PRESENTS, That MATTHEWS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KIMBERLY DILLAVOU, 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 10, Block 47, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, 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 as set forth above

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 \$13,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, 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 24 day of March, 1977, 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.

(If executed by a corporation, affix corporate seal)

Bernice Matthews  
Bernice Matthews

STATE OF OREGON,  
County of Klamath } ss.  
March 24, 1977

STATE OF OREGON, County of \_\_\_\_\_, ss.  
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, 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.

Personally appeared the above named Bernice Matthews, and acknowledged the foregoing instrument to be her voluntary act and deed.  
Before me, Jay B. Puhar, Notary Public for Oregon  
My commission expires: 8-12-77

Notary Public for Oregon  
My commission expires: \_\_\_\_\_  
(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Kimberly Dillavou  
439 Washington  
Klamath Falls, OR  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
Same as above  
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 25th day of MARCH, 1977, at 8:49 o'clock A.M., and recorded in book M. 77 on page 4986 or as file/reel number 27188. Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE  
Recording Officer  
By Hazel Inazul Deputy

FEE \$ 3.00