

27748

WARRANTY DEED

MTC 1167-3195
Vol. 77 Page 5785

KNOW ALL MEN BY THESE PRESENTS, That JAMES E. MATSON and MYRNA B. MATSON, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM R. WYNN and BERNICE M. WYNN, husband and wife, 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 West $\frac{1}{2}$ of Lot 41, CLOVERDALE TRACTS, 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 Enterprise Irr. District; So. Suburban San. District; Covenants, rec. 8-7-51, Vol. 249, pg. 56; irrigation re Cloverdale; Trust Deed, 7-7-67, Vol. M67, pg. 5122

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 \$ 30,000.00

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 6 day of April, 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)

STATE OF OREGON,

County of Klamath

April 6, 1977.

Personally appeared the above named JAMES E. MATSON and MYRNA B. MATSON

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5/26/78

STATE OF OREGON, County of Klamath

Personally appeared and

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:

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instrument

was received for record on the

7th day of APRIL, 1977,

at 8:49 o'clock AM., and recorded

in book M. 77 on page 5785 or as

file/reel number 27748

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

WM. D. MILNE

Recording Officer

By Hazel [Signature] Deputy

FEE \$ 3.00

After recording return to:

JAMES E. MATSON

2813 LOGAN

KLAMATH FALLS OR 97601

Until a change is requested all tax statements shall be sent to the following address.

First Fed STL

NAME, ADDRESS, ZIP