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57.10866

38-13104

WARRANTY DEED (INDIVIDUAL)

Vol. 77 Page 15615

Josephine Matt, an estate in fee simple

H. Dean Mason and Joan C. Mason, husband and wife hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as: all that real property situated in the County

A parcel of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Commencing at a 1" iron shaft with hex nut marking the Northwest corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence North 89° 55' East along the North line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$, 819.09 feet to a $\frac{1}{2}$ inch iron pin; thence South 00° 05' East, 124.67 feet to a $\frac{1}{2}$ inch iron pin; thence South 89° 55' West, 122.50 feet to a $\frac{1}{2}$ inch iron pin marking the point of beginning for this description; thence continuing South 89° 55' West, 122.50 feet to a $\frac{1}{2}$ inch iron pin; thence South 00° 05' East, 249.33 feet to a $\frac{1}{2}$ inch iron pin on the Northerly right of way line of Lindley Way; thence North 89° 55' East along said right of way line, 122.50 feet to a $\frac{1}{2}$ inch iron pin; thence North 00° 05' West, 249.33 feet to the point of beginning. Subject to: Covenants, conditions, reservations, restrictions, easements, right of way & taxes now of record, and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set out above.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 2,500.00

Dated this 18th day of August, 19 77.

Josephine Matt
Josephine Matt

STATE OF OREGON, County of Klamath) ss.

On this 18th day of August

Josephine Matt

19 77

personally appeared the above named and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Linda G. Chandler
LINDA G. CHANDLER
Notary Public for Oregon
My commission expires 5-12-81

Notary Public for Oregon

My commission expires:

* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

MATT TO

MASON

After Recording Return to:

Kla. Ist. Fed.

540 Main

Tax Statements:

H. Dean Mason

2500 Lindley Way

Form No. 0-960
(Previous Form No. TA-16)

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 24th day of AUGUST, 19 77 at 12:07 o'clock P.M. and recorded in book M77 on page 15615 Records of Deeds of said County.

Witness my hand and seal of County affixed

WM. D. MILNE

COUNTY CLERK

By Harold & Marie

Title

Deputy

FEE \$ 3.00