

43374

WITC L376

Vol. 78 Page 3151

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

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM R. WYNN and BERNICE M. WYNN, husband and wife

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES E. MATSON and MYRNA B. MATSON, 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 except Enterprise Irrigation District, South Suburban Sanitary District and covenants conditions, restrictions and easements as contained in deed volume 249, page 56 and that grantor will warrant and forever defend the above granted 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. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).<sup>⓪</sup>

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 31st day of January, 1978.

*William R. Wynn*  
William R. Wynn

*Bernice M. Wynn*  
Bernice M. Wynn

STATE OF OREGON, County of Klamath ) ss.

Personally appeared the above named

William R. Wynn & Bernice M. Wynn, husband and wife

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

(OFFICIAL SEAL)

Before me:

*Judy B. Pugh*  
Notary Public for Oregon

My commission expires

8-23-81

NOTE—The sentence between the symbols ⓪, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

J. E. MATSON  
PO BOX 252  
KLAMATH FALLS, ORE 97601

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

PO. BOX 252  
KLAMATH FALLS, ORE 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 21st day of February, 1978, at 9:49 o'clock A.M., and recorded in book M78 on page 3151 or as file/reel number 43374.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By *Bernard A. Letcher* Deputy

Fee \$3.00