

1-1-74

48185

WARRANTY DEED Vol. M78 Page 9998



KNOW ALL MEN BY THESE PRESENTS, That Frank A. Greek and Catherine E. Greek, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Charles Frank Mateson

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 112, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS,

OREGON, in the County of Klamath, State of Oregon,

AND ALSO the Northerly one-half of Lot 9, Block 112 of said BUENA VISTA

ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, more particularly described

as follows: Beginning at the most Northerly corner of said Lot 9 and

running thence in a Southeasterly direction along the Westerly line of

California Avenue a distance of 25 feet; thence in a Southwesterly direction

parallel with the line between Lots 9 and 10 in said Block 112, 140 feet to

the Southwesterly line of said Lot 9; thence in a Northwesterly direction

25 feet to the most Westerly corner of said Lot 9; thence in a Northeasterly

direction along the line between said Lots 9 and 10 of said Block 112, 140

feet to the place of beginning.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City

of Klamath Falls.

2. Restrictions, but omitting restrictions, if any, based on race, color,

religion or national origin, as shown on the recorded plat of Buena Vista

Addition.

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 as

noted of record as of the date of this deed, and those apparent upon the

land, if any, as of the date of this deed,

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 \$24,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is

part of the consideration (indicate which). (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 12 day of May, 1978;

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.

Frank A. Greek

Frank A. Greek

Catherine E. Greek

Catherine E. Greek

STATE OF OREGON,) ss.

County of Klamath)

May 12, 1978

Personally appeared the above named Frank A. Greek and Catherine E. Greek, husband and wife,

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

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,) ss.

County of Klamath)

I certify that the within instrument was received for record on the

15th day of May, 1978,

at 10:41 o'clock A.M., and recorded

in book M78 on page 9998 or as

file/reel number 48185,

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

WM. D. MILNE, Recording Officer

By Bernice J. Nelson, Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First National Bank of Oregon

Real Estate Loan Division

P.O. Box 1223

Klamath Falls, OR 97601

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

Charles F. Mateson

1224 California St

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP