

9A-445

62969

Charles F. Mateson
James William Wesley, a single man, hereinafter called grantor, convey(s) to
of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 6, Block 44, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County
of Klamath, State of Oregon.

Subject to:

1. Regulations to the City of Klamath Falls
2. Trust Deed dated December 4, 1978 and recorded December 5, 1978 in Book M-78 page 27364 with Charles F. Mateson as the Trustor and Scenic View Investment as the Beneficiary, which the grantee agrees and assume to pay
3. Trust Deed dated December 4, 1978 and recorded December 5, 1978 in Book M-78 page 27366 with Charles F. Mateson as the Trustor and Cooper, Shuck and McGee Investment as the Beneficiary, which the grantee agrees and assumes to pay.

"The Grantor warrants that there are no other liens or encumbrances other than stated above."

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth 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 \$ 25,000.00 *

Dated this 23 day of February, 1979.

Charles F. Mateson

STATE OF OREGON, County of Klamath) ss.

Charles F. Mateson February 23, 1979 personally appeared the above named
instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me:

Donna K. Rick
DONNA K. RICK
NOTARY PUBLIC-OREGON
My Commission Expires 12/1/79

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)

TO

After Recording Return to: Ta donna
send tax statements to:
1023 Merryman St
Klamath Falls, Oregon 97601

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record
on the 23rd day of February, 1979,
at 3:41 o'clock P.M. and recorded in book M79
on page 4132 Records of Deeds of said County.

Witness my hand and seal of County affixed,

Wm. D. Milne

County Clerk

By Bernice A. Shuck Title

Fee \$3.00 Deputy