

64873

WARRANTY DEED (INDIVIDUAL)

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CHARLES FRANK MATESON, an estate in fee simple

, hereinafter called grantor, convey(s) to

EVERETT R. STONE AND PEGGY J. STONE, husband and wife

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

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 South-easterly 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. *CFM*

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except conditions, restrictions and easements of record

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 \$ 33,000.00.

Dated this 2nd day of April, 1979.

Charles Frank Mateson
CHARLES FRANK MATESON

STATE OF OREGON, County of KLAMATH) ss.

APRIL

, 1979 personally appeared the above named

CHARLES FRANK MATESON

and acknowledged the foregoing

instrument to be HIS voluntary act and deed.

Before me:

Lu Nelson
Notary Public for Oregon

My commission expires: 3-3-83

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:

First National Bank of Oregon
Klamath Falls RELO

P. O. Box 1936

Klamath Falls, Oregon 97601

Send Tax Statements to:

Everett and Peggy Stone

1224 California St., Klamath Falls, Or.

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

97601

STATE OF OREGON,)

) ss.

County of Klamath)

I certify that the within instrument was received for record on the 2nd day of April, 1979 at 11:04 o'clock A M. and recorded in book M79 on page 7158 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By *Bernetha A. Hetch*

Deputy

Fee \$3.00