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WARRANTY DEED (INDIVIDUAL)

Vol 79 Page 18415

JAMES S. PRATER AND MARY LOU PRATER, husband and wife

WALTER E. MATTHEWS and BERNICE MATTHEWS, husband and wife

of KLAMATH, State of Oregon, described as:

Lot 21 and the Easterly 2 feet of Lot 20, SUNRISE PARK, in the County of Klamath, State of Oregon, EXCEPTING the South 80 feet thereof.

- SUBJECT TO:
1. Taxes for the year 1979-80 are now a lien but not yet payable.
 2. Regulations for the City of Klamath Falls.
 3. Regulations of Klamath Irrigation District.
 4. Regulations of the South Suburban Sanitary District.
 5. Restrictions, if any, as shown on the recorded plat of Sunrise Park.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those stated 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 \$ 54,000.00

Dated this 1 day of AUGUST, 19 79.

JAMES S. PRATER

MARY LOU PRATER

STATE OF OREGON, County of KLAMATH) ss.

on this date, August 1, 19 79 personally appeared the above named James S. Prater and Mary Lou Prater, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

DONNA K. RICK
NOTARY PUBLIC-OREGON

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)

PRATER

TO

MATTHEWS

After Recording Return to: TA DONNA
SEND TAX STATEMENTS TO:
Department of Veterans Affairs
1225 Ferry St. S.E.
Salem, Oregon 97310

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 2nd day of August, 19 79, at 10:41 o'clock A.M. and recorded in book 1179 on page 18415 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By

Fee \$3.50

Deputy