

1967

86371

KNOW ALL MEN BY THESE PRESENTS, That **ROXIE ANN MUSTARD**, a divorced woman

for the consideration hereinafter stated to the grantor paid by **JAMES R. MATHEWS and GEORGIA E. MATHEWS**, hereinafter called the grantor, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to-wit:

A portion of the NW 1/4 SE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian described as follows:

Beginning at the intersection of the Northern right of way line of Boardman St. with the Western right of way line of Crest Street, said point being Northwest a distance of 130 feet or more or less from the Southeast corner of the NW 1/4 SE 1/4 of Section 3, Township

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(See Reverse Side for continuation of legal description)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances Except as noted of record and those apparent upon the land, if any, as of the date of this Deed;

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 \$6,943.38. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration. (indicate which) ①

In construing this deed, and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 20th day of April, 1972; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

*Roxie Ann Mustard*  
Roxie Ann Mustard

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of **Klamath**

April 20, 1972

Personally appeared the above named

**Roxie Ann Mustard**

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

NOTE: The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

STATE OF OREGON, County of \_\_\_\_\_) ss.

Personally appeared \_\_\_\_\_ and

\_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the

\_\_\_\_\_ president and that the latter is the

\_\_\_\_\_ secretary of \_\_\_\_\_

\_\_\_\_\_ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

## WARRANTY DEED

TO

AFTER RECORDING RETURN TO

*Carl & Dorothy Sevey*  
3704 Cannon Ave.  
K. Falls, Or.

STATE OF OREGON,

County of \_\_\_\_\_) ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_

Record of Deeds of said County.

Witness my hand and seal of County affixed.

Title.

By \_\_\_\_\_ Deputy

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

No.

716

700 cash

200 JUL 2 PM 1 03

ROXIE ANN MUSTARD, a divorced woman

12242

12242

(Continuation of legal description)

Portion of the NW 1/4 of Section 3, Township 33 South, Range 9 East of the Willamette Meridian; thence North along said Westerly right of way of Crest St. a distance of 1500 feet to a point; thence N 66° 55' 14" W 217.5 feet to the true point of beginning of this description; thence continuing N 66° 55' 14" W a distance of 165.4 feet; thence South 250.6 feet; thence East a distance of 185.6 feet to a point; thence North 185.6 feet to the true point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH;

Filed for record of Deeds on July 2nd day of July A.D. 1980 at 1:03 clock P.M.

July recorded in Vol. M80, of Deeds on Page 12241

Wm D. MILNE, County Clerk

By Bernice Thetich

Fee \$7.00

Roxie Ann Mustard

KLAMATH  
April 23, 1975  
Roxie Ann Mustard

Notary Public for Oregon  
My commission expires

WARRANTY DEED

STATE OF OREGON  
County of  
I certify that the within  
instrument was recorded for record on the  
day of  
in book  
Record of Deeds in said County  
Witness my hand and seal  
County Clerk