

5163

WARRANTY DEED

Vol. M-8/ Page 17635

KNOW ALL MEN BY THESE PRESENTS, That HENLEY LAND COMPANY, INC., an Oregon corporation hereinafter called, the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM V. MATTINGLY and MARY L. MATTINGLY, husband and wife, hereinafter called 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 54, Block 1, Tract 1085, COUNTRY GREEN, in the County of Klamath, State of Oregon.

SUBJECT TO: All zoning ordinances, building and use restrictions, reservations in Federal patents; all agreements, covenants, restrictions and easements of record and those apparent upon the land and common to other real estate in the area; and all uncleared exceptions contained in Transamerica Title Insurance Co. Report No. 38-21860, issued June 10, 1980, a copy of which has been delivered to Grantees.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

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 \$ 9,000.00

~~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 ①, 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 9 day of July, 1980; 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.

HENLEY LAND COMPANY, INC.

By: *Wm T. McGarry*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of ) ss.  
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Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath ) ss.  
July 9, 19 80

Personally appeared *Wm T McGarry* and *Donna K. Matsson* 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

*Henley Land Company Inc* 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

DOONIA K. MATSSON

NOTARY PUBLIC OREGON

My Commission Expires 12/1/84

HENLEY LAND COMPANY, INC.  
2508 Altamont Dr.  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

WILLIAM V. & MARY L. MATTINGLY  
760 W. Lomita Blvd., #58  
Harbor City, CA 90710

GRANTEE'S NAME AND ADDRESS

After recording return to:

WILLIAM V. & MARY L. MATTINGLY  
760 W. Lomita Blvd., #58  
Harbor City, California 90710

NAME, ADDRESS, ZIP

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

WILLIAM V. & MARY L. MATTINGLY

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of Klamath

I certify that the within instrument was received for record on the 6th day of October, 19 81, at 9:54 o'clock A.M., and recorded in book M-81 on page 17635 or as file/reel number 5163

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

Recording Officer

By *Donna K. Matsson* Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$4.00