

12363

WARRANTY DEED-TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That BONHAM J. MATZEN and SUSAN P. MATZEN,  
husband and wife,  
hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by FRANK M. PEDERSEN  
and BARRIE PEDERSEN, husband and wife, 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 ap-  
pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

"Lot 15 EXCEPT the Easterly 35 feet thereof, in Lakewood Heights  
according to the official plat thereof on file in the office of  
the County Clerk of Klamath County, Oregon."

SUBJECT TO: (See "Exhibit A" attached hereto and incorporated herein  
by this reference.)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the en-  
tirety, 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 set  
forth on "Exhibit A" attached hereto

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 \$ 34,500.00  
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 @, if not applicable, should be deleted. See ORS 93.630.)

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 \_\_\_\_\_ day of \_\_\_\_\_, 19 82  
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.

(If executed by a corporation,  
affix corporate seal)

Bonham J. Matzen  
Susan P. Matzen

STATE OF OREGON,  
County of Klamath } ss.  
June 4, 19 82

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_\_

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 \_\_\_\_\_

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 be-  
half 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:

(OFFICIAL  
SEAL)

Notary Public for Oregon  
My commission expires:

Personally appeared the above named  
Bonham J. Matzen & Susan P.  
\_\_\_\_\_, and acknowledged the foregoing instru-  
ment to be \_\_\_\_\_ voluntary act and deed.  
Before me:  
[Signature]  
Notary Public for Oregon  
My commission expires 8/27/83

Bonham J. & Susan P. Matzen

GRANTOR'S NAME AND ADDRESS

Frank M. & Barrie Pedersen  
2942 Summers Lane  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Frank M. & Barrie Pedersen  
2942 Summers Lane  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Equitable Savings & Loan  
P. O. Box 1750  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

I certify that the within instru-  
ment was received for record on the  
\_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
file/reel number \_\_\_\_\_

Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

## "EXHIBIT A"

## SUBJECT TO:

- 1) Contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record and those apparent on the land.
- 2) Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service.
- 3) Liens and assessments of Lakewood Heights District Improvement Company.
- 4) Easement, releases, rights-of-way and agreements to California Oregon Power Company and The California Oregon Power Company, in Deed Volume 68 page 277 to 281 and Volume 105 page 226 and 227, and Volume 126 page 445, All Deed records of Klamath County, Oregon.
- 5) Restrictions and provisions for plat of said Lakewood Heights and restrictions in agreements, dated November 10, 1938, recorded November 10, 1938, in Volume 118 page 475, as Amended by Agreement dated December 23, 1938, recorded December 30, 1938, in Volume 119 page 410 and further amended by agreement, dated May 22, 1941, recorded May 30, 1941, in Volume 138 page 257, All Deed records of Klamath County, Oregon.
- 6) Conditions and restrictions as shown on the plat and in the dedication of Lakewood Heights.
- 7) Trust Deed, including the terms and provisions thereof, executed by Paul H. Tremaine and Barbara A. Tremaine, husband and wife, as grantors to Transamerica Title Insurance Company, as trustee for Equitable Savings & Loan Association, an Oregon corporation, as beneficiary, dated August 30, 1972, recorded September 7, 1972, in Volume M72 page 10095, Mortgage records of Klamath County, Oregon, to secure the payment of \$11,600.00, which grantees herein agree to assume and to pay, and to hold grantors harmless thereon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .

11:21

his 4 day of June A.D. 1982 at        o'clock A M, andduly recorded in Vol. M 82, of Deeds on page 6933

Fee \$8.00

EV. LYN BIENN, County Clerk

By Jay McRae