

12517

WARRANTY DEED

MTC 11369-2 Vol. M82 Page 7145

KNOW ALL MEN BY THESE PRESENTS, That

Floria B. McClure

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

John F. Matthews and Shirley C. Matthews, 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:

Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, Section 1: That part of the North  $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  lying Northwest of Rimrock and the S $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$ , EXCEPTING the W $\frac{1}{2}$  of the W $\frac{1}{2}$  of said Tract.

(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 except as set forth on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 the whole consideration (indicate which).~~ ~~(The sentence between the symbols @, 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 8th day of June, 1982; 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.

Floria B. McClure  
Floria B. McClure

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

June 8, 1981

Personally appeared the above named  
Floria B. McClure

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

Notary Public for Oregon  
My commission expires: 6/19/82

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

Personally appeared \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_ 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 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:

Floria B. McClure

3102 Emerald Street

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

John F. Matthews and Shirley C. Matthews

1208 Thomas Drive

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

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

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

Recording Officer

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

SUBJECT TO:

7146

1. Reservations and restrictions as contained in Deed of Tribal Property recorded in Volume 311, page 104, Deed Records of Klamath County, Oregon, including but not limited to the following:

"Right of Way to California Oregon Power Company for transmission line approved for a period of not exceeding 50 years, from November 6, 1958, pursuant to the provisions of the Act of February 5, 1948 (62 Stat. 17) and Departmental regulations, 25 CFR 161, and subject to any prior valid existing right or adverse claim, and subject to the conditions stated in Resolution No. 1958-80A, adopted by the Executive Committee, Klamath Tribal Council, on November 5, 1958, by M. M. Zollar, Acting Superintendent, Klamath Indian Agency, Oregon, on November 6, 1958.

Title to the above described property is conveyed to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record."

2. Subject to easement contained in Deed from Clifford J. Emmich et ux, to Helen D. London, recorded in Volume M68, page 10762, Microfilm Records of Klamath County, Oregon:

"Subject to easements, reservations of record and those apparent on the land. Grantor reserves a 60' wide easement for joint user roadway and all other roadway purposes over and across the property herein conveyed."

3. Subject to an easement contained in Deed from Helen D. London to Floria B. McClure, recorded in Volume M68, page 10763, Microfilm Records of Klamath County, Oregon:

"Reserving however unto Grantors, their successors and assigns, a joint user roadway easement over and across the property herein conveyed."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 9 day of June A.D. 1982 at 10:20 o'clock A.M., and duly recorded in Vol. M 82, of Deeds on page 7145

Fee \$8.00

EVLYN BIEHN County Clerk  
By *Joyce McQuinn*