

13271

WARRANTY DEED

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8447

KNOW ALL MEN BY THESE PRESENTS, That

Elsie Matthews and D.T. Matthews, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Matthews Family Limited Partnership

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:

see attached legal description

(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 those of record as of the date of this deed.

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 \$ other than money. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 2nd day of July, 1982; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath

July 2

19 82.

Personally appeared the above named

Elsie Matthews and

D. T. Matthews

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

Before me:

Mary Ann Stewart
Notary Public for Oregon

My commission expires: 3-8-86

STATE OF OREGON, County of Klamath

July 2, 1982

Personally appeared before me

they

and 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 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:

Mary Ann Stewart
Notary Public for Oregon

My commission expires: 3-8-86

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

Elsie Matthews and D. T. Matthews

Route 5 Box 1402

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

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

8448

A tract of land, containing 6.77 acres, more or less, situated in the North one-half of the Northeast one-quarter of Section 13, Township 38 South, Range 8 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the stone marking the one-quarter corner common to Sections 12 and 13 bears N 73°03'15"W, 1125.58 feet, said point of beginning being the point of intersection of the centerline tangents number 13 and number 14 of a 40 foot wide road easement as platted for Minor Land Partition Number 51 - 82; thence N 47°10'55" E, 440.67 feet to a 5/8" iron rod; thence S 46°16'02" E, 236.86 feet to a 5/8" iron rod; thence S 21°07'34" E, 380.53 feet to a 5/8" iron rod; thence S 15°24'06" W, 94.38 feet to a 5/8" iron rod; thence S 62°48'53" W, 441.51 feet to a point on the centerline tangent number 12 of said 40 foot wide road; thence along said centerline N 18°40'48" W, 399.67 feet to the point of intersection of tangents number 12 and number 13; thence continuing along said centerline N 32°45'00" W, 158.47 feet to the point of beginning.

SUBJECT TO: A roadway easement, for ingress and egress, over and across the westerly 20 feet of the above described parcel.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 6 day of July A.D. 19 82 at 10:55 o'clock A.M. and
duly recorded in Vol. M 82, of Deeds on Page 8447

Fee \$8.00

By Joyce M. Biehn County Clerk
EVELYN BIEHN County Clerk