

ANTHONY LEE PORCIELLO

, hereinafter called grantor, convey(s) to

ALLAN MATTHEWS and GAYLE P. NICHOLSON, as tenants in common

all that real property situated in the County
of Klamath, State of Oregon, described as:Lot 3, Block 9, Tract No. 1003; THIRD ADDITION TO MOYINA, in the County of
Klamath, State of Oregon.and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as
listed on the attached "Exhibit A" which is by this reference hereby made part hereof

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 44,817.46

**

Dated this 12th day of May, 19 83.x Anthony Lee Porciello
ANTHONY LEE PORCIELLO

STATE OF OREGON, County of Lane) ss.

On this 12th day of May, 19 83 personally appeared the above named
Anthony Lee Porciello and acknowledged the foregoing
instrument to be his voluntary act and deed.

Before me:

Arline A. Fleming

Notary Public for Oregon

My commission expires: 12-30-83

* The dollar amount should include cash plus all encumbrances existing against the property to which the
property remains subject or which the purchaser agrees to pay or assume.** If consideration includes other property or value, add the following: "However, the actual consideration
consists of or includes other property or value given or promised which is part of the/the whole
consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

PORCIELLO

TO

MATTHEWS and NICHOLSON

After Recording Return to:

Allan Matthews and
Gayle P. Nicholson
5220 South 6th Street
Klamath Falls, OR 97601
SEND TAX STATEMENTS TO:
Klamath First Federal
540 Main Street

Klamath Falls, OR 97601

STATE OF OREGON,

)

) ss.

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
on page Records of Deeds of said County.

Witness my hand and seal of County affixed.

By

Title

Deputy

1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
2. An easement created by instrument, including the terms and provisions thereof recorded April 5, 1940 in Book 128 at page 267 in favor of California-Oregon Power Company.
3. An easement created by instrument, including the terms and provisions thereof recorded June 5, 1967 in book M-67 at page 4178 in favor of California Pacific Utilities Company.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Third Addition to Moyina.
5. Set back provisions as delineated on the recorded plat, 20 feet from front line.
6. Utility easements as delineated on the recorded plat along rear and South side lot lines.
7. Trust deed, including the terms and provisions thereof recorded December 12, 1977 in book M-77 at page 24011 in favor of Klamath First Federal Savings and Loan Association which Mortgage the Grantees herein assume and agree to pay according to the terms contained therein.
8. Trust Deed, including the terms and provisions thereof, recorded July 17, 1980 in book M-80 at page 13340 in favor of William W. Boettcher and Roxanne Boettcher, which Mortgage the Grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 16th day of May A. D. 1983 at 3:40 o'clock P M., and
 duly recorded in Vol. M83, of 0 Deeds on Page 7638

By EV. LYN BIEHN, County Clerk

Fee \$8.00