

24434

WARRANTY DEED

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9084

KNOW ALL MEN BY THESE PRESENTS, That BRUCE MATHENEY and LINDA K. MATHENEY, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PACIFIC WEST MORTGAGE CO., an Oregon corporation, 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:

A tract of land being a portion of the East 100 feet of Lot 5, Block 25, HILLSIDE ADDITION to the City of Klamath Falls, being more particularly described as follows:

Beginning at a point on the South line of said Lot 5, from which the Southeast corner thereof lies 48.3 feet; thence Northerly, at right angles to said South line, 2 feet; thence Westerly parallel to said South line 9 feet; thence Southerly at right angles to said South line, 2 feet to said South line; thence Easterly along said South line 9 feet to the point of beginning.

(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 \$300.00. 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 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 19 day of February, 19 83; 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.

NOTARY  
State of Oregon  
County of Klamath  
My commission expires: 4/27/84  
9-16-86

STATE OF OREGON, )  
County of Klamath ) ss.  
My commission expires: 4/27/84  
9-16-86

Personally appeared the above named BRUCE MATHENEY and LINDA K. MATHENEY, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: Don Benton  
Notary Public for Oregon  
My commission expires: 4/27/84  
9-16-86

STATE OF OREGON, County of Klamath ) ss.  
My commission expires: 4/27/84  
9-16-86

Personally appeared Bruce Matheny and Linda Matheny 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 Pacific West Mortgage Co., 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: Don Benton  
Notary Public for Oregon  
My commission expires: 4/27/84  
9-16-86

(OFFICIAL SEAL)

BRUCE &amp; LINDA MATHENEY

GRANTOR'S NAME AND ADDRESS

PACIFIC WEST MORTGAGE CO.  
P. O. Box 497  
Stayton, OR 97383

After recording return to:

PACIFIC WEST MORTGAGE CO.  
P. O. Box 497  
Stayton, OR 97383

NAME, ADDRESS, ZIP

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

PACIFIC WEST MORTGAGE CO.  
P. O. Box 497  
Stayton, OR 97383

NAME, ADDRESS, ZIP

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record on the 9th day of June, 19 83, at 3:52 o'clock PM, and recorded in book reel volume No. M83 on page 9084 or as document fee file/instrument/microfilm No. 24434, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
By Don Benton Deputy

Fee \$4.00

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