

27874

MC 12854

WARRANTY DEED

MOUNTAIN TITLE COMPANY INC.

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KNOW ALL MEN BY THESE PRESENTS, That  
P.B. Matney and Frances Sue Matney, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Fred D Simon and Judy Elizabeth Simon, Husband and Wife  
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 THE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED."

# MOUNTAIN TITLE COMPANY INC.

(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.

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 \$ 38,000.00  
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 6th day of September, 1983; 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)

STATE OF OREGON,  
County of Klamath ) ss.  
September 6, 1983.

Personally appeared the above named  
P.B. Matney and Frances Sue Matney

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

Before me:  
(OFFICIAL SEAL) OF JUDY STELLER  
Notary Public for Oregon  
My commission expires: 7/13/85

P.B. Matney  
P.B. Matney

Frances Sue Matney  
Frances Sue Matney

STATE OF OREGON, County of ) ss.  
September 6, 1983.

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 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:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

P.B. Matney and Frances Sue Matney

GRANTOR'S NAME AND ADDRESS  
Fred Dale Simon and Judy Elizabeth Simon  
5620 Leland  
Klamath Falls, Oregon 97601

After recording return to:

Per Grantee MTC

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 instrument 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

MOUNTAIN TITLE COMPANY INC.

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83 SEP 7 AM 9 25

## Description

Beginning at the most Northerly corner of Lot 4 of Block 2 of the Plat of the Subdivision of Blocks 2B and 3 of Homedale, a platted subdivision in Klamath County, Oregon; thence South  $9^{\circ} 26'$  West, along the Northwesterly line of said Lot, a distance of 326.8 feet to the most Westerly corner thereof; thence South  $83^{\circ} 07'$  East, along the Southwesterly line of said Lot 4, a distance of 100 feet; thence North  $9^{\circ} 22'$  East 313.1 feet, more or less, to the Northeasterly line of said Lot 4, to a point which is South  $75^{\circ} 10'$  East, 100 feet from the point of beginning; thence North  $75^{\circ} 10'$  West, 100 feet to the point of beginning, being a portion of said Lot 4.

## SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. Right of Way, including the terms and provisions thereof, dated April 14, 1931 recorded May 14, 1931 in Volume 95, page 288, Deed Records of Klamath County, Oregon, granted to California Oregon Power Company for transmission and distribution system or water along the North line.
3. Reservations, including the terms and provisions thereof as disclosed by deed recorded in Volume 148 at page 217 of Deed Records of Klamath County, Oregon.
4. Right, title and interest of Jim R. Arnold as disclosed by deed recorded in Volume 219, page 286, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 7th day of September A.D. 19 83 at 9:25 o'clock AM., and  
duly recorded in Vol. M83, of Deeds on Page 15143

EVELYN BIEHN, County Clerk  
By Bernard H. Lebach

Fee \$8.00