

-WARRANTY DEED-

RUTH MATTHEWS, also known as RUTH KUNZMAN, Grantor, conveys to HOWARD A. PHEARSON and JUDY A. PHEARSON, husband and wife, Grantees, all that real property situate in the County of Klamath, State of Oregon, described as:

The West one-half of Lots 1 and 2 in Block 62 of LAKEVIEW ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; 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 Twelve Thousand and No/100ths (\$12,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to the following address: 431 FULTON, KLAMATH FALLS, OREGON

DATED this 10 day of JUNE, 1976.

STATE OF OREGON)
County of Klamath) ss.

Ruth Kunzman
JUNE 10, 1976.

Personally appeared the above-named RUTH MATTHEWS, also known as RUTH KUNZMAN, and acknowledged the foregoing instrument to be her voluntary act. Before me:

William P. Brandsness
Notary Public for Oregon
My Commission expires: 7-20-76

Please Forward:
Judy Phearson
431 Fulton
Klamath Falls, Or,
97601

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 13th day of March A.D. 19 84
at 3:25 o'clock P M, and duly
recorded in Vol. M84 of Deeds
Page 4106

EVELYN BIEHN, County Clerk
By Pam Smith Deputy

Fee 4.00

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