

38539

WARRANTY DEED

Vol. 1784 Page 11449

KNOW ALL MEN BY THESE PRESENTS, That LEE WAYNE MATCHETT and JANNETTE M. MATCHETT, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALBIE LONGUEIRA and CARMEN LONGUEIRA, husband and wife, 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:

The Easterly 280 feet of Lot 5, Block 8, FIRST ADDITION TO KENO WHISPERING PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 stated on the reverse side of this deed and 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 \$ 63,831.68

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 July 19 1984; 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)

Lee Wayne Matchett
LEE WAYNE MATCHETT

Jannette M. Matchett
JANNETTE M. MATCHETT

STATE OF OREGON,
County of Klamath
July 6th, 1984

STATE OF OREGON, County of
19

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.

Personally appeared the above named LEE WAYNE MATCHETT & JANNETTE M. MATCHETT, husband and wife.

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

Before me, J. J. Stelle
Notary Public for Oregon
My commission expires: 7/13/85

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Lee Wayne & Jannette M. Matchett

GRANTOR'S NAME AND ADDRESS
Albie & Carmen Longueira
Harriman Route, Box 53
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS
SAME AS GRANTEE
NAME, ADDRESS, ZIP
Until a change is requested all fax statements shall be sent to the following address.
SAME AS 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 on page or as file/roll number
Record of Deeds of said county.
Witness my hand and seal of County affixed.
Recording Officer
By Deputy

SUBJECT TO:

1. Restrictions as contained in plat dedication, to wit:
"Subject to the following restrictions: (1) A building setback line and any easement or rights of way of record and any further restrictions as shown in the recorded protective covenants."
2. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provision thereof, recorded August 20, 1968, in Volume M68, page 7828, Microfilm Records of Klamath County, Oregon.
3. Water Well Easement, including the terms and provisions thereof,
Dated: February 25, 1980
Recorded: February 26, 1980
Volume: M80, page 3750, Microfilm Records of Klamath County, Oregon
Between: David W. Chubb and Yvonne C. Chubb, first party and Lee Wayne Matchett and Jannette M. Matchett, second party
4. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: December 1, 1982
Recorded: December 1, 1982
Volume: M82, page 16571, Microfilm Records of Klamath County, Oregon
Amount: \$49,000.00
Grantor: Lee Wayne Matchett and Jannette M. Matchett, husband and wife
Trustee: William Sisemore
Beneficiary: Klamath First Federal Savings and Loan Association

The Grantees named on the reverse side of this deed hereby agree to assume and pay the above described Trust Deed.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .

this 6th day of July A.D. 19 84 at 3:54 o'clock P.M., and
duly recorded in Vol. M84, of Deeds on Page 11449.

By EVELYN BIEHN, County Clerk
Bernetha Adelsch

Fee: \$8.00