MOUNTAIN TITLE COMPANY INC.

M WARRANT BEGZ-L

KNOW ALL MEN BY THESE PRESENTS, That ALBIE LONGUEIRA and M84Page CARMEN LONTO

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEE W. MATCHETT and JAMMETTE M. MATCHETT, 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 ap-

Lot 29, Block 15, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, 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 -

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 

38540

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. Q HIDDEEXED, XMEX YELDEX VOORSIDE VANOUX EEN SINEX OK XEX JOEN WHE XOULEK YOU BEAUX XOUX WHILE XOU DISED XW HICD X IS X

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a corporate grantor, it has caused its name	ext so requires, the singular includes the plural and all grammatic event so requires, the singular includes the plural and all grammatic ereof apply equally to corporations and to individuals.
order of its board of directors.	ereof apply equally to corporations and to individuals. ed this instrument this for day of July , 198 be signed and seal affixed by its officers, duly authorized thereto
(if executed by a corporation, effix corporate can)	CILL' -
affix corporate seal)	ALBIE LONGINGT Mqueen
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	CARMEN LONGUEIRA
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County of Klamath	STATE OF OREGON, County of
July 66, 19.84	
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EAL)	the said corporation and that said instrument was signed and said corporate sea half 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:
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amath Falls, Oregon 97601	I certify that the within instru-
uregon 97601	ment was received for record on the
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	RECORDER'S USC file/reel number Record of Deeds of said
NAME, ADDRESS, ZIP	
a change is requested all tax statements shall be sent to the following address.	County affixed.
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NANE, ADDRESS, ZIP	By
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MOUNTAIN TITLE COMPANY INC.

- continued from the reverse side of this deed -

11452

SUBJECT TO:

- 1. Sewer and water use charges, if any, due to the City of Klamath Falls.
- 2. An easement created by instrument, including the terms and provisions thereof, Dated: June 26, 1905 Recorded: May 18, 1907 Volume: 22, page 479, Deed Records of Klamath County, Oregon In favor of: United States of America (No specific location given)
- 3. An easement created by instrument, including the terms and provisions thereof, Dated: May 1, 1945 Recorded: May 15, 1945 Volume: 176, page 284, Deed Records of Klamath County, Oregon In favor of: California Oregon Power Company For: Right of way for pole lines (No specific location given)
- 4. Reservations as contained in plat dedication, to wit: "All building restrictions of the R75 Zone of the City of Klamath Falls as of the date of recording, easements as shown on the annexed map are dedicated to the City of Klamath Falls for regulation and placement of utilities, said easements to provide ingress and egress for construction and maintenance of said utilities, with any planting or structures placed thereon by the lot owner to be at his own risk; additional restrictions as provided in any recorded protective covenants."
- 5. Covenants, conditions, restrictions, and easements, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument including the terms and provisions thereof, recorded in Volume M76, page 13888, Microfilm Records of Klamath County, Oregon.
- 6. 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: November 17, 1980 Recorded: November 17, 1980 Volume: M80, page 22352, Microfilm Records of Klamath County, Oregon Amount: \$44,000.00 Grantor: Albie G. Longueira and Lynn M. Bechdoldt Trustee: William Sisemore Beneficiary: Klamath First Federal Savings and Loan Association

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

## STATE UP DERIGEN; COUNTY OF KLAMATH; ss.

Filed for record . This <u>6th</u> day of <u>July</u> A. D. 19 <u>84</u> at <u>3:54</u>o'clock P.M., and duly recorded in Vol. <u>M84</u>, of <u>Deeds</u> on Fage <u>11451</u> EVELYN BIEHN, County Clerk By <u>Dermethan</u> <u>detach</u> Fee: \$8.00