

38540

WARRANTY DEED

Page 11451

KNOW ALL MEN BY THESE PRESENTS, That

ALBIE LONGUEIRA and CARMEN LONGUEIRA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEE W. MATCHETT and JANNETTE 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

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 -

(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 16th day of July, 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)

ALBIE LONGUEIRA

CARMEN LONGUEIRA

STATE OF OREGON,

County of Klamath

July 6th, 1984

STATE OF OREGON, County of

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Personally appeared

Personally appeared, the above named ALBIE LONGUEIRA and CARMEN LONGUEIRA

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

Notary Public for Oregon

My commission expires:

Albie Longueira & Carmen Longueira

GRANTOR'S NAME AND ADDRESS

Lee W. Matchett & Jannette M. Matchett
4980 Ankeny
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax 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

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.

Recording Officer

By

Deputy

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 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

July recorded in Vol. M84, of Deeds on Page 11451

By Evelyn Biehn, County Clerk
Bernetha J. Detrich

Fee: \$8.00