

1-1-74

WARRANTY DEED

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45680

KNOW ALL MEN BY THESE PRESENTS, That CHARLES F. MATESON and DONNA K. MATESON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TONYA YEE-ELLIS, 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 71, PLEASANT HOME TRACTS, in the County of Klamath, State of Oregon

(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 above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record and those apparent on the land, and that

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 \$ 36,000.00. However, the actual consideration consists of or includes other property or value given or promised which is consideration (indicate which). (The sentence between the symbols ①, 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 11th day of May, 1981; 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)

CHARLES F. MATESON

DONNA K. MATESON

STATE OF OREGON, County of Klamath, 1981 ss.

STATE OF OREGON,

County of Klamath, 1981

Personally appeared the above named CHARLES F. MATESON and DONNA K. MATESON

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

Before me: (OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

CHARLES F. & DONNA K. MATESON

GRANTOR'S NAME AND ADDRESS

TONYA YEE-ELLIS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Aspen Title
605 Main St
Etnah 97601 Ann Sue

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 6th day of February, 1985, at 3:41 o'clock PM, and recorded in book/reel/volume No. M85 on page 1991 or as document/fee/file/instrument/microfilm No. 45680, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE Deputy

Fee: \$5.00

SPACE RESERVED FOR RECORDER'S USE