

55150

ATC-8-29349

Aspen
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M85 Page 18038

STEVEN W. JASPERSON and LYNDA S. JASPERSON, husband and wife
convey(s) to LEE W. MATCHETT and JANNETTE M. MATCHETT, husband and wife, hereinafter called grantor,
County of Klamath, State of Oregon, described as: all that real property situated in the

Lot 12, Block 2, Tract #1145, NOB HILL, a Resubdivision of portions of Nob Hill,
Irvington Heights, Mountain View Addition and Eldorado Heights, in the County
of Klamath, State of Oregon, SAVING AND EXCEPTING THEREFROM the Northwesterly
2 feet thereof.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE
SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPART-
MENT TO VERIFY APPROVED USES."

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 PLAN-
NING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
SEE ATTACHED EXHIBIT "A"
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 \$ 109,000.00. "However, the actual con-
sideration consists of or includes other property or value given or promised which is ^{the whole} consideration
(indicate which)* (Delete between symbols; if not applicable. See ORS 93.030)
In construing this deed and where the context so requires, the singular includes the plural.
IN WITNESS WHEREOF, the grantor has executed this instrument this 4 day of Nov,
19 85.

Steven W. Jasperson
Lynda S. Jasperson

STATE OF OREGON, County of Benton
On this the 4 day of Nov, 19 85.

Personally appeared the above named Steven W. Jasperson and Lynda S. Jasperson
instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me: [Signature]
Notary Public for Oregon
My Commission Expires 11/19/86

Steven W. & Lynda S. Jasperson

GRANTOR'S NAME AND ADDRESS

Lee W. & Jannette M. Matchett

GRANTEE'S NAME AND ADDRESS

After recording return to:

Lee W. & Jannette M. Matchett

1680 Ridge Crest

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Lee W. & Jannette M. Matchett

1680 Ridge Crest

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON;

County of _____ ss.

I certify that the within instrument
was received for record on the _____ day
of _____, 19____,
at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as document/fee/file/
instrument/microfilm No. _____
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

SPACE RESERVED
FOR
RECORDER'S USE

By _____ TITLE _____
Deputy

EXHIBIT "A"

18039

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, restrictions as shown on the recorded plat of Nob Hill.
3. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:
Recorded : April 18, 1978
Book : M-78
Page : 7560
Amended : August 13, 1980
Book : M-80
Page : 15313
4. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:
Grantor : Steven W. Jasperson and Lynda S. Jasperson
Trustee : William Sisemore
Beneficiary : Klamath First Federal Savings and Loan Association
Dated : April 20, 1984
Recorded : April 23, 1984
Book : M-84
Page : 6665
Amount : \$88,000.00,
which Grantees herein assume and agree to pay.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of November _____ A.D., 19 85 at 4:02 o'clock P M., and duly recorded in Vol. M85 day
of _____ Deeds on Page 18038

FEE \$9.00

By Evelyn Biehn

County Clerk

[Signature]