

59812



Aspen Vol. 1
TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. M86 Page 5499

DAVID HAMBY

convey(s) to MICHAEL MATTHEWS, hereinafter called grantor,

County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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 ACC) RANK FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT 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 PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those set out in Exhibit "A" attached hereto

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 \$12,609.88. However, the above consideration is in excess of what is due on the property, which is the whole consideration for the transfer. The balance of the consideration is to be paid by the transferee to the transferor.

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 24 day of March, 1986.

David Hamby

STATE OF OREGON, County of Klamath) ss.

On this 2nd day of March 1986

Personally appeared the above named David Hamby

Instrument to be his voluntary act and deed. and acknowledged the foregoing

Before me: William P. Addington
Notary Public for Oregon
My Commission Expires: 3-22-89

Da Lyd Hamby

GRANTOR'S NAME AND ADDRESS

Michael Matthews

GRANTEE'S NAME AND ADDRESS

After record no return is:

Michael Matthews

93 Pine

Kamath Falls, OR 97601
NAME ADDRESS, ZIP

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

Michael Matthews

83 Pine

Klamath Falls OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

SS.

~~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/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.

NAME _____ TITLE _____

By _____ Deputy _____

EXHIBIT "A"

Beginning at the Northeast corner of Lot 1, Block 4, ORIGINAL TOWN OF LINKVILLE (now City of Klamath Falls, Oregon) OREGON: thence Northwesterly along the Easterly side of said Lot 120 feet; thence Southwesterly parallel with Pine Street, 32.5 feet; thence Southeasterly parallel with First Street, 120 feet; thence Northeasterly at right angles to First Street 32.5 feet to the point of beginning, being the Easterly 32.5 feet of Lot 1, Block 4, ORIGINAL TOWN OF LINKVILLE (now City of Klamath Falls, Oregon), in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, Restrictions as shown on the recorded plat of Original Town of Linkville.
2. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any:

Grantor : David Hamby and Rosalind Hamby
 Trustee : Mountain Title Company
 Beneficiary : Motor Investment Company
 Dated : January 17, 1984
 Recorded : January 17, 1984
 Book : M-84
 Page : 965
 Amount : \$8,000.00

WHICH, said Trust Deed, the Grantee herein does not agree to assume and the Grantor herein agrees to hold Grantee harmless therefrom

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 2nd day
 of April A.D., 19 86 at 3:59 o'clock P M., and duly recorded in Vol. M86,
 of _____ Book on Page 5499.

FEE \$14.00

Ivalyn Biehn,
 By _____

County Clerk

[Signature]