

60831

WARRANTY DEED

Vol. M86

Page 7371

KNOW ALL MEN BY THESE PRESENTS, That Bonanza Booster Club

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Lonnie E. and Erika G. Mathis

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:

A parcel of land situate in the W $\frac{1}{2}$ SW $\frac{1}{2}$ of Section 34, T38S R11 $\frac{1}{2}$ EWM, Klamath County, Oregon being more particularly described as follows:

Beginning at a point on the West line of said Section 34 from which the SW corner of said Section 34 bears SOUTH, 630.00 feet; thence N 89° 51' 27" E, 600.00 feet; thence NORTH, 448.50 feet; thence WEST, 600.00 feet to a point on the west line of said Section 34; thence south along said west line, 450.00 feet to the Point of Beginning containing 6.19 acres more or less.

(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

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 \$5,000.00

However, the whole consideration paid for this transfer, stated in terms of dollars, is \$5,000.00. (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 1 day of February, 1975; 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)

STATE OF OREGON,

County of Klamath ss.

Sub 28, 1975

Personally appeared the above named DONALD

J. HORSLEY

and acknowledged the foregoing instrument to be

voluntary act and deed.

Before me

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

July 30, 1978

STATE OF OREGON, County of Klamath ss.

Sub 28, 1975

Personally appeared DONALD J. HORSLEY and CHARLES J. ROBERTS

who, being duly sworn,

each for himself and not one for the other, did say that the former is the DONALD J. HORSLEY

president and that the latter is the CHARLES J. ROBERTS

secretary of the BONANZA BOOSTER CLUB INC.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf 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:

Notary Public for Oregon

My commission expires:

July 30, 1978

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

MTC

NAME, ADDRESS, ZIP

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 29th day of April, 1986, at 4:14 o'clock P.M., and recorded in book M86 on page 7171 or as file/reel number 60831

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Fee: \$10.00

By Pam Smith Deputy