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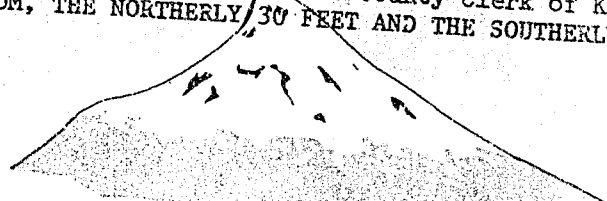
WARRANTY DEED

MTC-17298-Pol. 1282 Page 22302

KNOW ALL MEN BY THESE PRESENTS, That CHERYL A. MATHEWS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN C. POWELL and SHEILA M. POWELL, 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 6 in Block 12, FOURTH ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM, THE NORTHERLY 30 FEET AND THE SOUTHERLY 15 FEET, THEREOF.



## MOUNTAIN TITLE COMPANY

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 department to verify approved uses."

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 those of record and apparent upon the land, if any, as of the date of this deed, 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 \$ 55,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).~~ (The sentence between the symbols @ 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 18th day of November, 1986; 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.

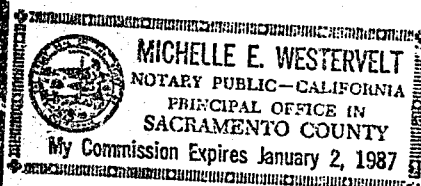
(If executed by a corporation, affix corporate seal)

Cheryl A. Mathews  
Cheryl A. Mathews

State of California )  
County of Shasta ) ss.

On this 18th day of November in the year 1986 before me, Michelle E. Westervelt the undersigned Notary Public, State of California, duly commissioned and sworn, personally appeared \*\*\*Cheryl A. Mathews\*\*\*

( ) personally known to me, (X) proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to this instrument and acknowledged that she executed it.



Michelle E. Westervelt  
Notary Public, State of California

Cheryl A. Mathews

GRANTOR'S NAME AND ADDRESS

John C. Powell & Sheila M. Powell

7309 Flag Ct  
Klamath Falls OR 97603

GRANTEE'S NAME AND ADDRESS

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 3rd day of December, 1986, at 3:47 o'clock P.M., and recorded in book M66 on page 22302 or as file/reel number 68899.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Siehn, County Clerk  
Recording Officer  
By Ann Smith Deputy

Fee: