

1-1-74

71538

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That KERRY T. MATTHEWS and MARY JO MATTHEWS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HARRY A. CROSBY and HELEN P. CROSBY, 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 2, Block 51, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon;

SUBJECT To reservations and restrictions of record, and easements and rights of way of record and those apparent on the land.

(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 hereinabove set forth;

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 \$16,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the brackets, if not applicable, should be deleted. See ORS 91.035.)

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 11 day of December, 19 79; 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.
December 11, 19 79

Personally appeared the above named
KERRY T. MATTHEWS and
MARY JO MATTHEWS, husband and
wife, and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires

DONNA K. RICK
NOTARY PUBLIC-OREGON
My Commission Expires 1/21/79

STATE OF OREGON, County of _____) ss.
_____, 19 _____

Personally appeared _____ and
_____, who, being duly sworn,
each for himself and not one for the other, did say that the former is the
_____, president and that the latter is the
_____, secretary of _____

_____, a corporation,
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 be-
half 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

KERRY T. MATTHEWS, et ux
110 Nevada Street
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

HARRY A. CROSBY, et ux
Route 5, Box 1040
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After reading the foregoing instrument, I, NEAL G. BUCHANAN,
Attorney at Law,
601 Main Street, Suite 210
Klamath Falls, Oregon 97601
(503) 852-8807

Until a change is requested all tax statements shall be sent to the following address.
HARRY A. CROSBY and HELEN P. CROSBY
Route 5, Box 1040
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,)
County of Klamath,) ss.

I certify that the within instru-
ment was received for record on the
19th day of February, 19 87,
at 9:04 o'clock A. M., and recorded
in book/reel/volume No. M87 on
page 2626 or as document/fee/file/
instrument/microfilm No. 71538,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

Fee: \$10.00

By [Signature] Deputy

SPACE RESERVED
FOR
RECORDER'S USE