

84469

WARRANTY DEED

Vol. M88 Page 2320

KNOW ALL MEN BY THESE PRESENTS, That JAMES R. MATHEWS AND SHARYN L. MATHEWS
as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TONY MING CHAN
aka YUK MING CHAN
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 13 and the North 10 feet of Lot 14, WEST PARK ADDITION to the City of Klamath
Falls, according to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.



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 to the land as of the date of this instrument, 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 \$39,900.00
the whole 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 February, 1988;
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,
a fix corporate seal)

James R. Mathews by Sharyn L. Mathews, P.O.
James R. Mathews

Sharyn L. Mathews

STATE OF OREGON,
County of Klamath } ss.
February 18, 1988

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 _____

Personally appeared the above named
SHARYN L. MATHEWS
and acknowledged the foregoing instru-
ment to be _____ voluntary act and deed.

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: 7-6-90

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

James R. and Sharyn L. Mathews

GRANTOR'S NAME AND ADDRESS
Tony Ming Chan
1551 Siskiyou St.
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS
After recording return to:
Klamath First Federal Savings & Loan
540 Main St.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
same as above
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ } ss.

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/reel number _____,
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

FO2/A No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 18th day of February, 1988 personally appeared MARYN L. MATHEWS who being duly sworn (or affirmed), did say that she is the attorney in fact for JAMES R. MATHEWS and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:
David J. Chandler
(Signature)
Dean Closser
(Title of Officer) 7-6-90

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company
of February A.D., 19 88 at 12:00 o'clock P M., and duly recorded in Vol. M88
of Deeds on Page 2320
FEE \$15.00
By Evelyn Biehn County Clerk
Pam Smith

