

88707

MOUNTAIN TITLE COMPANY

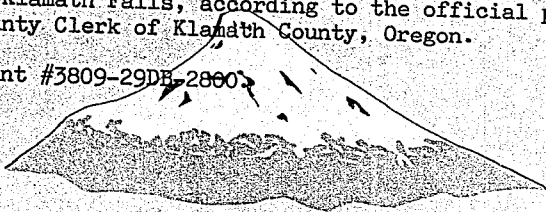
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
GARY L. JOHNSONVol. m88 Page 10136

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
ROBERT S. MATTA and DORA MATTA, husband and wife
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:

The Northerly 30 feet of Lot 5 and the Southerly 10 feet of Lot 4, Block 1, FAIRVIEW
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.

Klamath County Tax Account #3809-29DE-2800



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"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 all those of record and those 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 \$24,500.00
The whole of the above consideration consists of the sum of \$24,500.00 (Twenty-four thousand five hundred and no/100ths) Dollars. (The sentence between the parentheses and the word "Dollars" is not applicable, should be deleted. See ORS 90.030.)

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 29th day of June, 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,
affix corporate seal)

GARY L. JOHNSON

STATE OF OREGON)
County of Klamath) ss.
June 29 19 88

Personally appeared the above named
GARY L. JOHNSON

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 11/16/91

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 _____

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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

GARY L. JOHNSON

P.O. Box 727

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

ROBERT S. MATTA and DORA MATTA

1321 Worden

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the
29 day of June, 1988,
at 12:01 o'clock P.M., and recorded
in book M88 on page 10136 or as
file/reel number 88707,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn County Clerk
Recording Officer
By Pauline Mulken Deputy

\$8.00

MOUNTAIN TITLE COMPANY