

1-1-74

2344

WARRANTY DEED

Vol. M89 Page 12423

KNOW ALL MEN BY THESE PRESENTS, That IRA L. ZIRKLE and RUTH V.

ZIRKLE, husband and wife

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

CHARLES F. MATESON

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 135, PLEASANT HOME TRACTS NO. 2, in the County of Klamath, State of Oregon.

(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 above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record & those apparent on the land, 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 \$ 110,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is ~~not~~ 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 14 day of November, 1979; 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)

IRA L. ZIRKLE

RUTH V. ZIRKLE

STATE OF OREGON,

County of Klamath

November 14, 1979

STATE OF OREGON, County of ) ss.

Personally appeared

Personally appeared the above named  
IRA L. ZIRKLE and RUTH V.  
ZIRKLE, husband and wife

and acknowledged the foregoing instrument to be their

Before me:

(OFFICIAL SEAL)

DONNA K. RICK  
Notary Public for Oregon  
My commission expires 12/1/83

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

IRA L. &amp; RUTH V. ZIRKLE

GRANTOR'S NAME AND ADDRESS

CHARLES F. MATESON

GRANTEE'S NAME AND ADDRESS

After recording return to:  
CHARLES F. MATESON  
990 Tamarack  
Salem, OR 97310

NAME, ADDRESS, ZIP

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

CHARLES F. MATESON  
990 Tamarack  
Salem, OR 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 6th day of July, 1989, at 3:45 o'clock P.M., and recorded in book/reel/volume No. M89 on page 12423 or as document/file/instrument/microfilm No. 2344, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Pauline Mullins, Deputy

Fee \$8.00

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