

2345

WARRANTY DEED

Vol. m89 Page 12424

MTL-2170D  
 KNOW ALL MEN BY THESE PRESENTS, That JOSEPH SHERIDAN MATLICK, JR. and VIOLET M. MATLICK, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NEIL C. PEACOCK and KAREN K. PEACOCK, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 3, Block 15, BUENA VISTA 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, SAVING AND EXCEPTING THEREFROM the South 15 rectangular feet thereof.

Tax Account No 3809 019DC 07000

"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 and the above granted premises, free from all encumbrances except and covenants, conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed.

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 \$ 41,200.00.  
~~It is hereby acknowledged that the undersigned have executed this instrument for the purposes and consideration herein stated and that the same is a true and correct copy of the original as the same appears from the records of the County of Klamath, State of Oregon.~~

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 6 day of July, 19 89; 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.

Joseph Sheridan Matlick, Jr.  
 Joseph Sheridan Matlick, Jr.

Violet M. Matlick  
 Violet M. Matlick

STATE OF OREGON,  
 County of Klamath ss.  
July 6, 19 89

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 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)

(OFFICIAL SEAL) Notary Public for Oregon

My commission expires: 6-16-92

Notary Public for Oregon

My commission expires:

Matlick  
620 1st Pitt  
Klamath Falls, OR 97601  
 GRANTOR'S NAME AND ADDRESS

Peacock  
1127 Lakewood Ave.  
Klamath Falls, OR 97601  
 GRANTOR'S NAME AND ADDRESS

After recording return to:  
 Peacock  
above address  
 NAME, ADDRESS, ZIP

Use if a change is requested after statements shall be sent to the following address:  
 Peacock  
above address  
 NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 6th day of July, 19 89, at 3:45 o'clock P.M., and recorded in book M89 on page 12424 or as file/reel number 2345.  
 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mueller Deputy

Fee \$8.00