

KNOW ALL MEN BY THESE PRESENTS, That Jan L. Matherne aka Jan Hess

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Hobie L. Calvin, 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:

Tract 7 of LANDIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3909 010DA 03500

**in volume M75, page 14718 which the herein grantee ASSUME AND AGREE TO PAY.

"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 and that all those of record and those apparent upon the land, if any, as of the date of this deed subject to Trust Deed in favor of First Federal Savings & Loan Association recorded** 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 \$ 35,000.00

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 16 day of December, 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.

Jan L. Matherne aka Jan Hess
Jan L. Matherne aka Jan Hess

STATE OF OREGON Washington
County of Clatsop ss.
December 16, 19 89

Personally appeared the above named Jan L. Matherne aka Jan Hess

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: _____

and acknowledged the foregoing instrument to be his/her _____ voluntary act and deed.
NOTARY PUBLIC
OFFICIAL SEAL
Notary Public for Oregon
My commission expires: Feb 20, 1991

Jan L. Matherne aka Jan Hess
74021 NE 133rd
Vancouver, WA

GRANTOR'S NAME AND ADDRESS

Hobie L. Calvin
20 Box 1832
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Hobie L. Calvin

above address

NAME, ADDRESS, ZIP

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

No Change

above address

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 18th day of Dec., 19 89, at 3:23 o'clock P.M., and recorded in book M89 on page 24420 or as file/reel number 9196

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

B) Quinn Mulendore Deputy

Fee \$8.00