

9986

MTC 22797

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That David E. Clemens, Jr. and Ruby L. Clemens,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Francis L. Mathews and Audrey E. Mathews, 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:

SEE ATTACHED EXHIBIT "A"

"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 those of record, apparent on the ground and common to the area

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 \$ 31,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/part 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 8th day of January 19 90; 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.

David E. Clemens Jr.
Ruby L. Clemens

STATE OF OREGON
County of Klamath ss.
January 7, 1990

Personally appeared the above named
DAVID E. CLEMENS JR.

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

STATE OF KENTUCKY, County of Jefferson ss.
January 8, 1990

Personally appeared Ruby L. Clemens and N/A 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

N/A, 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.

(OFFICIAL SEAL)

Before me: Marie J. Chandler
Notary Public for Oregon
My commission expires: 7-6-90

Before me: Barbara Hockman
Notary Public for Oregon KENTUCKY
My commission expires: Jan. 27, 1995

David E. & Ruby L. Clemens
504 Donald
KEO 97601

GRANTOR'S NAME AND ADDRESS
Francis L. & Audrey E. Mathews
HC 30 Box 130 A
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS
Klamath Trust Federal
540 Main St.
KEO 97601

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of _____
I certify that the within instrument 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.

By _____ Recording Officer
Deputy

EXHIBIT "A"

A portion of Lot 1 in Block 44 of HOT SPRINGS 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, more particularly described as follows:

Beginning at the most Westerly corner of Lot 1 in said Block 44; thence Southeasterly along the Northeasterly line of Pacific Terrace 50 feet; thence Northeasterly at right angles to Pacific Terrace 80 feet; thence Northwesterly parallel with Pacific Terrace 50 feet; thence Southwesterly at right angles to Pacific Terrace 80 feet to the place of beginning.

Tax Account No: 3809 028CA 09100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 9th day
of Jan. A.D., 19 90 at 4:00 o'clock PM., and duly recorded in Vol. M90
of Deeds on Page 568
By Evelyn Biehn County Clerk
Gauline Melander

FEE \$33.00