

KLAMATH COUNTY TITLE COMPANY
10679

Vol. 1140 Page 1873

K-41682
STATUTORY WARRANTY DEED
(Individual or Corporation)

GARY L. WENDELL AND MERRY ANNE WENDELL

conveys and warrants to JAMES T. MATHEWS AND JUDITH E. MATHEWS, husband and wife, Grantor,
and State of Oregon. Grantee.

the following described real property in the County of KLAMATH

PARCEL 1: The North 250 feet of the West 210 feet of Lot 1 in Block 6 of Tract 1080, Washburn Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2: A tract of land situated in Tract 49, Enterprise Tracts, a duly recorded subdivision, also being in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 4, Township 39 S., R. 9 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at the Northwest corner of Lot 1, Block 6, Tract 1080, Washburn Park, a duly recorded subdivision, said point being S. 47°30'05" W. 692.61 feet from the East $\frac{1}{4}$ corner of said Section 4; thence N. 89°55'10" W. 26.85 feet; thence S. 00°04'50" W. 50.00 feet; thence along the arc of a curve to the left (central angle = 21°06'45" and radius = 170.00 feet) 62.64 feet; thence along the arc of a curve to the right (central angle = 21°06'45" and radius = 230.00 feet) 64.75 feet to a point on the West line of said Lot 1, Block 6; thence N. 00°04'50" E. 194.08 feet to the point of beginning, containing 3446 square feet, with bearings based on said Tract 1080, Washburn Park.

PARCEL 3: The South 169.56 feet of the West 210 feet of Lot 1, Block 6 of Tract 1080, Washburn Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

The true consideration for this conveyance is \$ 450,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

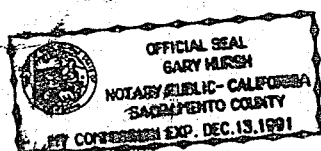
DATED this 16th day of JANUARY 19 90. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

GARY L. WENDELL

MERRY ANNE WENDELL
MERRY ANNE WENDELL

GENERAL ACKNOWLEDGMENT

State of California }
County of SACRAMENTO } SS.



On this the 16th day of JANUARY 19 90 before me,

GARY HURSH

the undersigned Notary Public, personally appeared

GARY L. WENDELL / MERRY ANNE WENDELL

☒ personally known to me

☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) ARE subscribed to the within instrument, and acknowledged that THEY executed it.

Gary Hursh
Notary's Signature

Until a change is requested all tax statements shall be sent to the following address: & Return
Mr. & Mrs. James T. Mathews
4444 Woodview St.
Carmichael, CA 95608

EXHIBIT "A"

SUBJECT TO:

1. Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

2. Trust Deed, including the terms and provisions thereof, recorded September 10, 1986, in Volume M86 page 16348, Mortgage Records of Klamath County, Oregon, in favor of Western Bank, which Trust Deed Grantee herein agrees to assume and pay according to the terms and provisions contained therein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 26th day
of Jan. A.D., 19 90 at 1:56 o'clock P M., and duly recorded in Vol. M90
of Deeds on Page 1873.

Evelyn Biehn - County Clerk

By

Pauline Mulvadore

FEE \$33.00