

KLAMATH COUNTY TITLE COMPANY

K-41683

STATUTORY WARRANTY DEED

(Individual or Corporation)

GARY L. WENDELL AND MERRY ANNE WENDELL

conveys and warrants to GARY L. WENDELL AND MERRY ANNE WENDELL, Grantor,
MICHAEL J. MATHEWS AND CANDACE LYNN MATHEWS, husband and wife, Grantee,
the following described real property in the County of KLAMATH and State of Oregon.

Lots 3 and 4 in Block 9 of 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, LESS the Northerly 90 feet of said lots. Said Northerly 90 feet includes that portion of vacated Oregon Avenue lying along the Northerly boundary of Lots 3 and 4.

SUBJECT TO:

- 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 October 20, 1986, in Volume M86 page 19077, 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.

This property is free of liens and encumbrances, EXCEPT:

AS SET FORTH HEREINABOVE

The true consideration for this conveyance is \$ 77,500.00 (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.

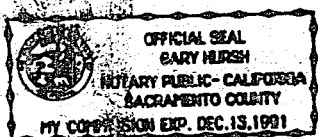
GARY L. WENDELL

MERRY ANNE WENDELL

State of California

County of _____

SS.



On this the 16th day of JANUARY 1990, before me,

GARY HURSH

the undersigned Notary Public, personally appeared

GARY L. WENDELL / MERRY ANNE WENDELL

☒ personally known to me

☒ personally known to me
☐ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) ARG subscribed to the
within instrument, and acknowledged that THEY executed it.
WITNESS my hand and official seal.

Notary's Signature

STATE OF OREGON,
County of Klamath

After recording return to:

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Michael Mathews
2422 Hawkins
Klamath Falls, Oregon 97601

Filed for record at request of:

Klamath County Title Co.

on this 1st day of Feb. A.D., 19 90
at 1:40 o'clock P M. and duly recorded
in Vol. M90 of Deeds Page 2299
Evelyn Biehn County Clerk
By Pauline Mullendorfer

Fee, \$28.00