

KNOW ALL MEN BY THESE PRESENTS, That GORDON M. MATTATALL AND CATHY M. MATTATALL,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bobby Joe Nelson and Arvilla A. Nelson, 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 12 in Block 2 of MOYINA MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Assessors Account NO. 3909 001AB 08600
Key No. 504350



"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 and apparent to the land

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 \$ 62,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 7th day of March, 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.

Gordon M. Mattatall
Gordon M. Mattatall

Cathy M. Mattatall
Cathy M. Mattatall

STATE OF OREGON,)
County of Clatsop) ss.
March 7th, 19 90

STATE OF OREGON, County of Clatsop) ss.
March 7th, 19 90

Personally appeared the above named Gordon M. Mattatall & Cathy M. Mattatall

Personally appeared Gordon M. Mattatall and Cathy M. Mattatall 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 acknowledged the foregoing instrument to be their voluntary act and deed.

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: D. Cherbas
Notary Public for Oregon
My commission expires: May 14, 1991

Before me: _____
Notary Public for Oregon
My commission expires: _____

Gordon M. & Cathy M. Mattatall
2675 Stratford St
Eugene, OR 97404

STATE OF OREGON,) ss.
County of Klamath

GRANTEE'S NAME AND ADDRESS
Bobby Joe & Arvilla A. Nelson
6590 Okanogan Ave
Klamath Falls OR 97603

I certify that the within instrument was recorded for record on the 8th day of March, 19 90, at 3:01 o'clock P. M., and recorded in book M90 on page 4397 or as file/reel number 12167

AND THE GRANTOR RETURNS TO:
Klamath First Federal S&L
540 Main St.
Klamath Falls OR 97601

Witness my hand and seal of County affixed.

Usual change is requested all tax statements shall be sent to the following address:
Same as above

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mueland Deputy

Fee \$28.00