

1-1-74

17557

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That S. L. MATTHEWS and RUTH MATTHEWS, an estate in fee simple as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PHIL F. BARRY and MARY G. BARRY, husband and wife, the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

Beginning at a point on the East line of Lot 2, Block 6, Third Addition to ALTAMONT ACRES, which lies 150.9 feet South of the Northeast corner of Lot 1 of said Block 6; thence continuing south on the east line of said Lot 2, a distance of 88 feet, more or less, to the southeast corner of said Lot 2; thence west along the south line of said Lot 2 a distance of 99.7 feet to a point; thence north and parallel to the east line of said Lot 2 a distance of 88 feet to a point; thence east and parallel to the south line of said Lot 2 a distance of 99.7 feet to the point of beginning, subject to the usual printed stipulations and exceptions appearing in the usual form title policy and also the following:

(CONTINUED ON REVERSE SIDE)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

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 \$ 18,000.00.

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 10 day of August, 1977; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss. STATE OF OREGON, County of \_\_\_\_\_, 1977.

County of Klamath

August 10

Personally appeared \_\_\_\_\_

who, being duly sworn,

Personally appeared the above named S. L. MATTHEWS and RUTH MATTHEWS, an estate in fee simple as tenants by the entirety and acknowledged the foregoing instrument to be their voluntary act and deed.

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)

(OFFICIAL SEAL)

Notary Public for Oregon

Notary Public for Oregon

My commission expires: 8-5-79

My commission expires:

S. L. & RUTH MATTHEWS  
3642 HOPE STREET  
KLAMATH FALLS, OREGON 97601

PHIL F. & MARY G. BARRY  
3322 LAVERNE STREET  
KLAMATH FALLS, OREGON 97601

After recording return to:

PHIL F. & MARY G. BARRY  
3326 BROOKLYN AVE  
KLAMATH FALLS, OREGON 97603

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

PHIL F. & MARY G. BARRY  
3322 LAVERNE STREET  
KLAMATH FALLS, OREGON 97601

STATE OF OREGON, } ss.

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 1977,

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.

Recording Officer

By \_\_\_\_\_

Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

cal 3300