

22544

MTC 24522

KNOW ALL MEN BY THESE PRESENTS, That Lyle F. Gervais and Lena R. Gervais, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Joseph F. Matthews and Judith A. Matthews, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 4 in Block 1 of BEVERLY HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with that portion of vacated Leighton Avenue which inured thereto. Klamath County Tax Account #3809-034AB-01700.

"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 all those of record and those apparent upon the land as of the date of this deed

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 \$ 8,000.00.
However, the actual consideration consists of or includes other property or value given by the grantee to the grantor, or the grantor to the grantee, which is hereby acknowledged and stated to be part of the consideration (indicate which): (The sentence between the symbols of $\{ \}$ and $\}$ shall not apply unless it is so indicated.)
SEE ORS 92.056.)

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 13th day of November, 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.

STATE OF OREGON,)
County of Klamath) ss.
November 13, 19 90

Lyle F. Gervais
Lyle F. Gervais

Lena R. Gervais
Lena R. Gervais

Personally appeared the above named
Lyle F. Gervais and
Lena R. Gervais

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

Before me:

Kristin S. Feld
Notary Public for Oregon

My commission expires: 11/16/91

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____,

_____ president, and by _____,

_____ secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____ (SEAL)
My commission expires: _____

Lyle F. Gervais & Lena R. Gervais
5096 Laurelwood
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Joseph F. Matthews & Judith A. Matthews
8270 Hill Road
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is made, all notices shall be sent to the following address:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.

County of Klamath

I certify that the within instrument was received for record on the 13th day of Nov., 19 90, at 4:13 o'clock P M., and recorded in book M90 on page 22636 or as file/reel number 22544.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Muelendorp Deputy

Fee \$28.00