24883 4 02035945 TITLE &"ESCROW, INC.

WARRANTY DEED

AFTER RECORDING RETURN TO: JOSEPH V. MATTHEWS MARY E. MATTHEWS DUNCAN J. MATTHEWS PAMELA MARIE MATTHEWS Leno, OR 9762

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS TO THE FOLLOWING ADDRESS: SAME AS ABOVE

DONALD L. HOLCOMB AND MARIE B. HOLCOMB, HUSBAND AND WIFE hereinafter called GRANTOR(S), convey(s) to JOSEPH V. MATTHEWS AND MARY E. MATTHEWS, HUSBAND AND WIFE AND DUNCAN J. MATTHEWS AND PAMELA MARIE MATTHEWS, HUSBAND AND WIFE NOT AS TENANTS IN COMMON, BUT WITH FULL RIGHTS OF SURVIVORSHIP hereinafter called GRANTEE(S), all that real property situated in the County of KLAMATH, State of Oregon, described as:

Lot 8, Block 19, SECOND ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

CODE 21 MAP 3908-30C0 TL 1000

"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.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except 1) Subject to rules and regulations of Fire Patrol District. 2) Conditions, and regulations of Fire Patrol District. 2) Conditions, Restrictions as shown on the recorded plat of Second Addition to Klamath River Acres. 3) Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes. 4) Irust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, if any: Grantor: Donald L. Holcomb and Marie B. Holcomb; Trustee: Aspen Title Company; Beneficiary: Transamerica Financial Services dated March 17. Beneficiary: Transamerica Financial Services dated March 17, 1988 and recorded on March 17, 1988 in book M-88 at page 3811. WHICH THE GRANTEE HEREIN DOES NOT ASSUME, AND THE GRANTOR AGREES TO HOLD GRANTEE HARMLESS THEREFROM.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$30,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 27TH day of DECEMBER, 1990.

X Donald R. DONALD L. HOLCOMB

STATE OF OREGON, County of Sane)ss.

OFFICIAL SEAL LINDA A. WESTPHAL
NOTARY PUBLIC - OREGON
COMMISSION NO.000728
MY COMMISSION EXPIRES JULY 26, 1994

Personally appeared the above named DONALD L. HOLCOMB AND MARIE

B. HOLCOMB and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

1036

WARRANTY DEED PAGE 2

My Commission Expires:

THE COURT OF COURT - OFFICIAL SEAL

TIPE SYTH ON OU DE THEER LEAGT. In MILYER - MAINER CLEAR D'ENFOY DAN AMOUNT EN L'OUTE DE L'OR.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of ____Aspen Title Co. the . 16th __ A.D., 19 __ 91_ at __ 10:49 __ o'clock __ A_M., and duly recorded in Vol. __ M91 Deeds __ on Page ___<u>1035</u> Evelyn Biehn - County Clerk \$33.00 FEE By Paulene Music

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TITLE NO. 3608-3050

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THE & "ESCROW, INC.

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