

29110

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

BRIAN A. WING

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD L. MATTHIES and MARY E. MATTHIES, 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:

Lots 3 and 4, Block 6, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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 apparent upon the land, if any, as the date of this deed.

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 \$ 25,000.00

~~THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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.~~

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 23 day of April, 19 91; 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 Washington, ss.
April 23, 19 91.

Personally appeared the above named BRIAN A. WING

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

Before me:

Tera Wing
Notary Public for Oregon
My commission expires:



OFFICIAL SEAL
TERA WING
NOTARY PUBLIC - OREGON
COMMISSION NO. 001356
MY COMMISSION EXPIRES AUG 30, 1994

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 _____
My commission expires: _____ (SEAL)

BRIAN A. WING

P.O. BOX 302

NORTH PLAINS, OR 97133

GRANTOR'S NAME AND ADDRESS

RICHARD L. MATTHIES and MARY E. MATTHIES

4658 CROSBY ST.

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

RICHARD L. MATTHIES and MARY E. MATTHIES

4658 CROSBY ST.

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

RICHARD L. MATTHIES and MARY E. MATTHIES

4658 CROSBY ST.

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 7th day of May, 19 91, at 3:10 o'clock PM., and recorded in book M91 on page 8591 or as file/reel number 29110.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Debra M. Mendenhall Deputy

Fee \$28.00