

OK

39277

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That CENTURY 21 PRODUCTION REALTY, INC., an

Oregon corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

ALLAN MATTHEWS

, hereinafter called

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:

Lot 8 in Block 1, Tract 1110, in the County of Klamath, State of Oregon.

Code 8, Map 3512-2300, Tax Lot 1000.

(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 except current and delinquent real property taxes plus interest; Trust Deed in favor of Burkett M. Johnson and Robert M. Johnson and covenants, conditions, restrictions, reservations, rights, rights of way and easements of record and apparent upon 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 \$ 10,836.37.

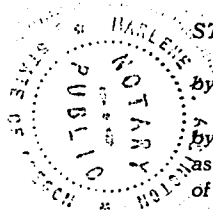
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ®, if not applicable, should be deleted. See ORS 93.030.)

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 31st day of December, 1991; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

CENTURY 21 PRODUCTION REALTY, INC.

By: *Allan Matthews*

STATE OF OREGON, County of Klamath

) ss.

This instrument was acknowledged before me on December 31, 1991.

This instrument was acknowledged before me on December 31, 1991.

by *Allan Matthews*has *President*of *Century 21 Production Realty, Inc.**Harlene D. Addington*

Notary Public for Oregon

My commission expires 3-22-93

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Allan Matthews
Cp 41579 So. 6th St. - Ste 102
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

As Above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 31st day of Dec., 19 91 at 10:46 o'clock A. M., and recorded in book/reel/volume No. M91 on page 27171 or as fee/file/instrument/microfilm/reception No. 39277, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By *Debra M. Mullins* Deputy

Fee \$28.00