

43195

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LEILAN COURTNEY and DEBORAH J. COURTNEY, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated to the Grantee, paid by JANET MATTIMORE-STONE, hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the 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, State of Oregon, described as follows, to-wit:

Lot 9, Block 2, THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to the following:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment of South Suburban Sanitary District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment of Klamath Project and Klamath Irrigation District.
3. Reservations as shown in deed from Western Cities Company, a corporation, to William R. Clary and Rose L. Clary, husband and wife, dated February 13, 1936 and recorded August 25, 1938 in Volume 117 at page 303 of Deed Records of Klamath County, Oregon.

To Have and to Hold the above described and granted premises unto the said Grantee and Grantee's heirs, successors and assigns forever.

And Grantor hereby covenants to and with 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 those assumed by Grantee above and those imposed by the Grantee and that Grantor will warrant and for ever 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 \$40,000.00. 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.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

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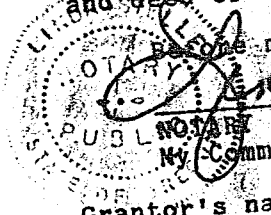
In Witness Whereof, the Grantors have executed this instrument this 14th day of March, 1984.

Leilan H. Courtney
LEILAN COURTNEY
By: Julius A. Courtney
Attorney-in-fact

Deborah J. Courtney
DEBORAH J. COURTNEY
By: Julius A. Courtney
Attorney-in-fact

STATE OF OREGON)
) ss.
County of Klamath)
March 14, 1984.

Personally appeared Julian A. Courtney, who, being duly sworn, did say that he is the attorney in fact for Leilan Courtney and Deborah J. Courtney and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.



Notary Public for Oregon
My Commission expires: 7/13/85

Grantor's name and address:

Leilan Courtney
Deborah J. Courtney
Leilan H. Courtney
Deborah J. Courtney

After recording return to:
Janet Mattimore-Stone

Grantee's name and address:

Janet Mattimore-Stone

Mail tax statements to:

Janet Mattimore-Stone

STATE OF OREGON)
) ss.
County of Klamath)

for
recorder's
use

I certify that the within instrument was received for record on the 8th day of April, 1992, at 8:58 o'clock A M., and recorded in book/reel/volume No. M92 on page 7308 or as document/fee/file/ instrument/microfilm No. 43195 Record of Deeds of said county.

Evelyn Biehn, County Clerk
Name Title
By Candice Muelandere

Fee \$35.00

After recording and tax statements to be sent to:

Scott & Mary Lynn Figueroa
3325 Laverne
Klamath Falls, OR 97601