

51477

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS. That CHARLEY F. MATLOCK aka CHARLEY MATLOCK and CRYSTAL M. MATLOCK aka CRYSTAL MATLOCK, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HOMES FOUR RENT, 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: PARCEL 1: Lots 33 and 34, Block 11, INDUSTRIAL ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Sewer use charges, if any, due to the City of Klamath Falls.
2. Reservations and restrictions as contained in deed recorded January 8, 1914, in Volume 41, page 378, Deed Records of Klamath County, Oregon, Klamath Corporation to Josephine Howard. (affects Parcel 2 - copy attached)
3. Reservations and restrictions as contained in deed recorded April 1, 1914, in Volume 42, page 3, Deed Records of Klamath County, Oregon, Klamath Corporation to Ester Anderson, et al. (affects Parcel 4 - copy attached)

(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 as noted of record as of the date of this deed and those apparent upon the land, if any, as of 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 \$10,000.00. However, the actual consideration paid for this transfer, stated in terms of dollars, is \$10,000.00, 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 12th day of August, 1977; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath, ss.
August 12, 1977.

Personally appeared the above named Charley F. Matlock aka Charley Matlock and Crystal M. Matlock aka Crystal Matlock, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: James F. Inman III
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 8-12-77

CHARLEY F. MATLOCK aka CHARLEY MATLOCK
CRYSTAL M. MATLOCK aka CRYSTAL MATLOCK
STATE OF OREGON, County of _____, ss.

Personally appeared _____, 19____, and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

_____ a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

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

Charley F. & Crystal M. Matlock
621 Roseway Dr.
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Homes Four Rent
2005 Delpha Dr.
Napa, CA 94558
GRANTEE'S NAME AND ADDRESS

After recording return to:

James F. Inman III
2005 Delpha Dr.
Napa, CA 94558
NAME, ADDRESS, ZIP

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

James F. Inman III
2005 Delpha Dr.
Napa, CA 94558

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 29th day of Sept., 1992, at 9:09 o'clock A.M., and recorded in book M92 on page 22524 or as file/reel number 51477. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muehlen Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee \$30.00