MOUNTAIN

TITLE

COMPANY

63411 KNOW ALL MEN BY THESE PRESENTS, That ERIC LEE WALTERS and TERRY ELAINE WALTERS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____JOHN MATUSZCZAK and JESSIE MATUSZCZAK, husband and wife 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, KLAMATH and State of Oregon, described as follows, to-wit: situated in the County of ____KLAMATH ____ and State of Oregon, described as follow SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE 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 of record and those apparent upon the land, if any, as the date of this deed grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims grantor will warrant and jorever defend the said premises and demands of all persons whomsoever, except those claiming under the above described encumbrances, 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 17 day of 19 if a corporate grantor, it has caused its name to be signed and seal affixed by it officers, shell authorized thereto by order of its board of directors. STATE OF OREGON. County of Lincoln County 17 June 15 Personally appeared the above named _ ERIC LEE WALTERS TERRY ELAINE WALTERS and acknowledged the foregoing instrument their voluntary act and deed. to be STATE OF OREGON, County of Lincoln County foli Peteries Before me: The foregoing instrument was acknowledged before me this Notary Public for Oregon June , 19 43 . by _ My commission expires: 27 May 1996 OFFICIAL SEAL LIGHT OF PETERSEN __ president, and by _ ___ secretary of _ OFFICIAL SEAL JOHN R. PETERSEN NOTARY PUBLIC-OREGON COMMISSION NO. 015639 MY COMMISSION EXPIRES MAY 27, 1536 _____ corporation, on behalf of the corporation. Notary Public for Oregon ____ My commission expires: ERIC LEE WALTERS & TERRY ELAINE WALTERS STATE OF OREGON.

P.O. BOX 804 LINCOLN CITY, OR 97367 County of _ I conify that the within instrument was JOHN MATUSZCZAK & JESSIE MATUSZCZAK received for record on the day of 4845 HILYARD AVENUE at _____ o'clock __ M., and recorded KLAMATH FALLS, OR 97603 in book ___ _ or page _____ or as file/reel number_ JOHN MATUSZCZAK & JESSIE MATUSZCZAK Record of Deeds of said county. RECORDERS USE Witness my hand and seal of County 4845 HILYARD AVENUE affixed. KLAMATH FALLS, OR 97603 JOHN MATUSZCZAK & JESSIE MATUSZCZAK Recording Officer 4845 HILYARD AVENUE KLAMATH FALLS, OR 97603

EXHIBIT "A"

A tract of land situated in TRACT 22, GIENGER'S HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northerly right of way line of Hilyard Avenue, said point situated South 89 degrees 30' West (South 89 degrees 55' West by plat) 165.00 feet from the Southeast corner of said Tract 22; thence North 00 degrees 30' West, 225.05 feet to the Southwesterly right of way line of the Weyco Railroad (formerly O.C. & E. Railroad), said line also being the Northerly line of said Tract 22; thence South 67 degrees 00' East (South 67 degrees 15' East by plat) 87.24 feet; thence South 00 degrees 30' East 190.26 feet; thence South 89 degrees 30' West (South 89 degrees 55' West by plat) 80.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAM	ATH: ss.		
Filed for record at request of	Mountain Title Co	the21st	day
of <u>June</u> A.D., 19 <u>93</u>	_ at3:39 o'clockP_M., and	duly recorded in VolM93	
of			
		· County Clerk	
FEE \$35.00	By Qaus	in Comeindere	