

MTC WARRANTY DEED 29891-HK

KNOW ALL MEN BY THESE PRESENTS, That VERNON T. MATHEWS and NINA H. MATHEWS, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD R. TMM and CONNIE M. TMM, 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:

The Southeasterly 44 feet of Lot 6 and the Northwesterly 18 feet of Lot 7, Block 10, ELDORADO, an 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.

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 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 purchase price for this transfer, stated in terms of dollars, is \$ 49,900.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 49,900.00

~~Section 1.04~~
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.

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In Witness Whereof, the grantor has executed this instrument this 29 day of June, 1993;
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.

order of its board of directors
North Carolina
STATE OF OREGON
County of Halifax
June 29, 1993

a C. Lewis J. Mathews
 VERNON T. MATHEWS
 a Nina H. Mathews
 NINA H. MATHEWS

Personally appeared the above named _____
VERNON T. MATHEWS
NINA H. MATHEWS

_____ and acknowledged the foregoing instrument
to be their voluntary act, and deed.

Before me: Joanne C. Nicholson
Notary Public for Oregon
My commission expires:

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)

VERNON F. MATHEWS and NINA H. MATHEWS
P.O. BOX 24
HENRICO, NC 27842

RICHARD R. TIMM and CONNIE M. TIMM
188 DAHLIA STREET
KLAMATH FALLS, OR 97601

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

RICHARD R. TIMM and CONNIE M. TIMM
188 DAHLIA STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON.

County of Klamath

I certify that the within instrument was received for record on the 2nd day of July, 19 93, at 10:46 o'clock A. M. and recorded in book M93 on page 15933 or as file/reel number 64037.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mulindas Deputy

Fee \$30.00