

64502

07-13-93P03-37 RCVD

WARRANTY DEED

Vol m93 Page 16882

KNOW ALL MEN BY THESE PRESENTS, That D. T. MATTHEWS and ELSIE P. MATTHEWS, as Tenants by the Entirety, and as Trustees of the Matthews Family Trust hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TEEN CHALLENGE OF OREGON, a nonprofit corporation, 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:

See Exhibit "A", attached hereto.

(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 See Exhibit "A", attached hereto,

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 \$ 147,500.00

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 8 day of May, 1989; 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.

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.

Individually and as Trustee
Individually and as Trustee

STATE OF OREGON,

County of Klamath

May 1989

Personally appeared the above named D. T. Matthews and Elsie P. Matthews

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of) ss.

1989

Personally appeared 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:

(If executed by a corporation, affix corporate seal)

D. T. Matthews and Elsie P. Matthews - P. O. Box 639
Fall River Mills, CA 96028

GRANTOR'S NAME AND ADDRESS

Teen Challenge of Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

TEEN CHALLENGE OF OREGON

P. O. BOX 609

Lebanon, OR 97355

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

Teen Challenge of Oregon

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

I certify that the within instrument was received for record on the day of 1989, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF CALIFORNIA

COUNTY OF Shasta

On this 8TH day of May, in the year 1989

before me, Mona M. Toms, a Notary Public, State of California,

duly commissioned and sworn, personally appeared Elsie P. Matthews and D.T. Matthews

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name

subscribed to this instrument, and acknowledged that he executed it.

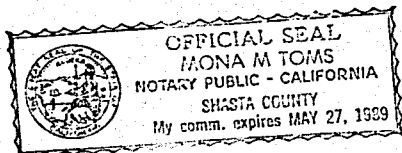
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the County of

on the date set forth above

in this certificate.

Mona M. Toms
Notary Public, State of California

My commission expires May 27, 1989



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Cowdery's Form No. 32 — Acknowledgement to Notary Public — Individuals — (C.C. Sec. 1189) — (Rev. 1/83)

Unofficial Copy

16884

A tract of land situated in the Northeast one-quarter of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, in Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod from which the East one-quarter corner of said Section 12 bears South 72 degrees 58', 55" East, 1300.87 feet; thence North 46 degrees 30' 00" East, 660.00 feet to a 5/8" iron rod; thence North 43 degrees 30' 00" West, 660.00 feet to a 5/8" iron rod; thence South 46 degrees 30' 00" West, 660.00 feet to a 5/8" iron rod; thence South 43 degrees 30' 00" East, 660.00 feet to the point of beginning.

Tax Account No: 3808 01200 01200

Together with a non-exclusive easement for driveway and utility purposes 60 feet in width over the property of grantor from Ridge Road to the above described premises along the route presently existing as shown in the Maps for Minor Land Partitions 80-82 and 80-114, Klamath County, Oregon. Grantors and grantee shall share the costs and expenses of maintaining the above described easement in its present state of repair, according to the percentage of total use made by either party. This grant of easement shall run with the land and shall be binding on and shall inure to the benefit of the parties hereto, their heirs, successors, or assigns.

Subject to:

1. The terms and conditions in the agreements recorded respectively on May 17, 1932 in Book 97, page 383, and on May 17, 1932 in Book 97, page 388, Deed Records of Klamath County, Oregon, between the Klamath Development Co., a corporation, and The California Oregon Power Company. (S $\frac{1}{2}$ NE $\frac{1}{4}$ and N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 12, Township 38 south, Range 8 East of the Willamette Meridian)
2. The right of way, terms and conditions in agreement with The California Oregon Power Company for pole and wire lines over the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, recorded June 3, 1944 in Book 165, page 519 Deed Records of Klamath County, Oregon.
3. The right of way, terms and conditions in agreement with The California Oregon Power Company, for poles and wire lines, recorded September 22, 1944 in Book 171, page 477, Deed Records of Klamath County, Oregon. (Affects SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 12, Township 38 South, Range 8 East of the Willamette Meridian)
4. Subject to a 60 foot non-exclusive easement as shown on Minor Partition No. 80-82, as filed in the Klamath County Engineer's Office.
5. Easements, restrictions and rights of way apparent on the land.

EXHIBIT "A"

WARRANTY DEED

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co
of July A.D. 19 93 at 3:37 o'clock P M., and duly recorded in Vol. 13th day
of Deeds on Page 16882
FEE \$40.00
Evelyn Biehn County Clerk
By [Signature]