

69794

WARRANTY DEED 40615 Vol m93 Page 27065

KNOW ALL MEN BY THESE PRESENTS, That Guy D. Mattoon and Thane A. Mattoon  
2515 Jeppesen Acres Road, Eugene, Oregon 97401  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jerry R. Lee and  
Angela C. Lee, 685 Nebraska Street, Eugene, Oregon 97402  
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 in any way appertaining, situated in Klamath County, State of Oregon, described as follows,  
to-wit:

South part of Tax Lot 2500

a parcel of land containing 3.38 acres M/L in gross area, situated  
in the E $\frac{1}{4}$  SE $\frac{1}{4}$  NE $\frac{1}{4}$  SE $\frac{1}{4}$  of Section 10, T. 25 S., R. 08 E., W.M.,  
Klamath County, Oregon. Continued on reverse

Subject to rights of the public in and to any portion of the herein  
described premises lying within the boundaries of roads. Subject  
to power utility easement. Subject to reservations and restrictions  
of record.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the 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

grantor will warrant and forever defend the 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 \$ 4,000.00  
Howsoever the same may be paid or secured, and whether the same be paid or secured by cash or property or otherwise, the whole  
part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

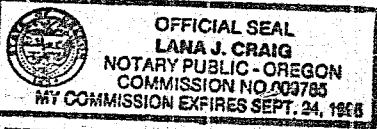
In construing this deed, where the context so requires, the singular includes the plural and all grammatical  
changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 14 day of October, 1993  
if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person  
duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-  
SCRIBED 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.

Guy D. Mattoon  
Thane A. Mattoon

STATE OF OREGON, County of Lane ss.  
This instrument was acknowledged before me on October 14, 1993,  
by Guy D. Mattoon and Thane A. Mattoon  
This instrument was acknowledged before me on October 14, 1993,  
by Lana J. Craig  
as Notary  
of State of Oregon



Lana J. Craig  
My commission expires 9-24-95 Notary Public for Oregon

Guy D. Mattoon and Thane A. Mattoon  
2515 Jeppesen Acres Road  
Eugene, Oregon 97401  
Grantor's Name and Address  
Jerry R. Lee and Angela C. Lee  
685 Nebraska Street  
Eugene, Oregon 97402  
Grantee's Name and Address  
After recording return to (Name, Address, Zip):  
Jerry R. Lee and Angela C. Lee  
685 Nebraska Street  
Eugene, Oregon 97402  
Until requested otherwise send all tax statements to (Name, Address, Zip):  
Jerry R. Lee and Angela C. Lee  
685 Nebraska Street  
Eugene, Oregon 97402

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,  
County of } ss.  
I certify that the within instrument  
was received for record on the day  
of 19, at  
o'clock M., and recorded in  
book/reel/volume No. on page  
and/or as fee/file/instru-  
ment/microfilm/reception No.  
Record of Deeds of said County.  
Witness my hand and seal of  
County affixed.  
NAME TITLE  
By , Deputy.

BEGINNING AT A POINT, a 2½" brass-capped steel pipe set at the  
S 1/16 Corner common to Sections 10 and 11;

Thence along the S 1/16 line of Section 10, N 89 degrees 50' 19" W  
347.45 feet to a #4 steel rod set at the CESE 1/256 Corner;

THENCE along the EEE 1/256 Line of Section 10, N 00 degrees 28' 43" E  
541.01 feet to a # 5 plastic-capped steel rod;

THENCE S 56 degrees 12' 15" E 409.54 feet to a #5 plastic-capped  
steel rod set along the East Line of Section 10;

THENCE along said East Line, S 00 degrees 28' 21" E 314.19 feet to the  
Point of Beginning, to adhere to and become a part of tax lot  
25-08-10-2600.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 15th day  
of Oct. A.D., 19 93 at 3:39 o'clock P. M., and duly recorded in Vol. M93  
of Deeds on Page 27065

FEE \$35.00

Evelyn Biehn - County Clerk

By Russell M. Mendenhall