

75095

01-27-94A10:34 RCVD

Vol 94 Page 2845



WARRANTY DEED

ATE #02041165
 AFTER RECORDING RETURN TO:
 Mr. & Mrs. Thomas Fillmore
 212 Hillside Drive
 Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

MARGARET ANN MATTESON and JEFFREY D. MATTESON, hereinafter
 called GRANTOR(S), convey(s) to THOMAS A. FILLMORE and JUNE E.
 FILLMORE, hereinafter called GRANTEE(S), all that real property
 situated in the County of Klamath, State of Oregon, described
 as:

Lot 449, Block 126, MILLS ADDITION TO THE CITY OF KLAMATH FALLS,
 in the County of Klamath, State of Oregon.

Code 1 Map 3809-33AD, Tax Lot 11300

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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
 FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

And covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except covenants, conditions,
 restrictions, reservations, rights, rights of way and easements
 of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
 \$26,000.00.

In construing this deed and where the context so requires, the
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
 this 20th day of January, 1994.

Margaret Ann Matteson
 MARGARET ANN MATTESON

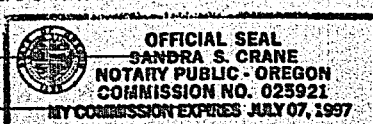
Jeffrey D. Matteson
 JEFFREY D. MATTESON

STATE OF OREGON, County of Klamath)ss.

On January 20th, 1994, personally appeared the above named
 MARGARET ANN MATTESON and JEFFREY D. MATTESON and acknowledged the
 foregoing instrument to be their voluntary act and deed.

Before me: *Sandra S. Crane*
 Notary Public for Oregon

My Commission Expires: 2-7-97



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title co the 27th day
 of Jan A.D., 1994 at 10:34 o'clock A. M., and duly recorded in Vol. M94,
 of Deeds on Page 2845

FEE \$30.00

Evelyn Biehn - County Clerk

By *Douglas M. Henderson*