

97899

WARRANTY DEED (INDIVIDUAL)

Vol. 1195 Page

MTC 1396-7444
EARLA M. PATTON

MARK F. MATTENBERGER AND SUSAN F. MATTENBERGER, hereinafter called grantor, convey(s) to husband and wife

all that real property situated in the County of Klamath, State of Oregon, described as:

A tract of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 7, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:
Beginning at the South quarter corner of Section 7, thence North 212.84 feet and South 89°05' East 270.04 feet as described in Book 83 at page 401, Deed Records of Klamath County, Oregon; thence North 00°55'00" East 411.10 feet to a $\frac{1}{2}$ inch iron pin marking the true point of beginning of this description thence continuing North 00°55'00" East 137.08 feet to the Southeasterly right of way line of Longacre Lane; thence along said right of way line North 59°56'52" East 251.70 feet; thence South 00°55'00" West 266.60 feet; thence North 89°05'00" West 215.82 feet to the true point of beginning, with bearings based on Survey No. 627 as recorded in the office of the Klamath County Surveyor.

SUBJECT TO: 1) Taxes for the year 1980-81 a lien not yet payable; 2) Contract including the terms and provisions thereof recorded July 31, 1973 in Book M73 page 9861; 3) Memorandum of Contract including the terms and provisions thereof recorded September 1, 1978 in Book M78, page 19415 and Assigned June 5, 1979 M79 page 13137; 4) Rights of the public in and to any portion of said premises lying within the limits of roads and highways and covenant(s) that grantor is the owner of the above described property free of all encumbrances except AS SHOWN ABOVE

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 \$ 39,500.00.*

**

Dated this 8th day of September, 1980.

Earla M. Patton
Earla M. Patton

STATE OF OREGON, County of Klamath) ss.

September 8th, 1980 personally appeared the above named
EARLA M. PATTON and acknowledged the foregoing
instrument to be her voluntary act and deed.

Before me:

Donna K. Mateson
DONNA K. MATESON
NOTARY PUBLIC-OREGON
My Commission Expires 1/24/84

Notary Public for Oregon

My commission expires: 1/24/84

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

EARLA M. PATTON

TO

MARK F. MATTENBERGER AND
SUSAN F. MATTENBERGER

After Recording Return to:

Mark F. & Susan F. Mattenberger
752 Longacre Lane
Klamath Falls, OR 97601

STATE OF OREGON,)

) ss.

County of Klamath)

I certify that the within instrument was received for record
on the 7th day of April, 1985,
at 10:32 o'clock A.M. and recorded in book M95
on page 8663 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch

County Clerk

Title

By *Shirley Helwig*

Deputy