

NITC 35763MK

WARRANTY DEED

Vol. m95 Page 21040

JOHN F. MATTHEWS and SHIRLEY C. MATTHEWS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to
CHARLOTTE G. WILD,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

Township 36 South, Range 10 East of the Willamette Meridian, Klamath
County, Oregon.

Section 1: That part of the N1/2 of the NW1/4 of the SW1/4 lying
Northwest of Rimrock and the S1/2 of the SW1/4 of the NW1/4, EXCEPTING
the W1/2 of the W1/2 of said tract.

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
GRANTEE WILL NOT REMOVE/CUT ANY TIMBER NOW ON THE PROPERTY UNTIL THE
TRUST DEED IS PAID IN FULL.

and the 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.

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 30.930.

The true and actual consideration for this conveyance is \$ 22,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 1531, WILLOW CREEK, CA 95573

Dated this 10 day of July, 1995.

John F. Matthews
JOHN F. MATTHEWS

Shirley C. Matthews
SHIRLEY C. MATTHEWS

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

COUNTY OF Klamath

SS. July 10 1995

Personally appeared the above named John F. Matthews & Shirley C. Matthews
and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Mary Kenneally
Notary Public for Oregon

My commission expires 4/20/96



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 8th day
of August A.D., 19 95 at 3:46 o'clock P M., and duly recorded in Vol. M95,
of Deeds on Page 21040.

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Annette Mueller

Return To: Charlotte G. Wild, P. O. Box 1531, Willow Creek, CA 95573