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## WARRANTY DEED

MTC 38461 DS

Vol. m96 Page 20881

CHARLEY F. MATLOCK and BARBARA M. MATLOCK, husband and wife,  
Grantor(s) hereby grant, bargain, sell and convey to:

LAURA M. REED,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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:

TOGETHER WITH A 1973 FLEETWOOD MOBILE HOME, OREGON LICENSE #X85237 WHICH IS SITUATED ON THE REAL PROPERTY DESCRIBED HEREIN.

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 \$ 35,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2226 HOPE STREET, KLAMATH FALLS, OR 97603

Dated this 1st day of July, 1996

x Charley F. Matlock  
CHARLEY F. MATLOCK

x Barbara M. Matlock  
BARBARA M. MATLOCK

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

COUNTY OF KLAMATH

SS. July 1 19 96

Personally appeared the above named

CHARLEY F. MATLOCK & BARBARA M. MATLOCK

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

(seal)

ESCROW NO. MT38461-DS

Return to:

LAURA M. REED  
2226 HOPE STREET  
KLAMATH FALLS, OR 97603

EXHIBIT "A"  
LEGAL DESCRIPTION

20882

A parcel of land situated in the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point which bears East 330 feet and North 264 feet from the Southwest corner of said SE1/4 NW1/4; thence North 0 degrees 24' 07" West a distance of 68.2 feet to a 1/2" iron pin; thence North 89 degrees 24' 35" East a distance of 140.94 feet to a 1 1/4" iron pin on the West right of way line of Hope Street; thence South 0 degrees 35' 25" East along the West line of Hope Street a distance of 68.2 feet; thence South 89 degrees 24' 35" West a distance of 141.17 feet to the point of beginning; said parcel being the South 68.2 feet of Minor Land Partition 20-86, filed in the Office of the County Clerk of Klamath County on October 17, 1986.

TOGETHER WITH a 1973 FLEETWOOD Mobile Home, Oregon License #X85237 which is situate on the real property described herein.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 15th day  
of July A.D., 19 96 at 11:28 o'clock A M., and duly recorded in Vol. M96  
of Deeds on Page 20881.

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
[Signature]