

22764

MTC-38092NF

WARRANTY DEED

Vol. 196 Page 24084

SCOTT MATTHEWS, TOD MATTHEWS, JODI HOLLADAY, D.T. MATTHEWS, ELSIE MATTHEWS, AS
TENANTS IN COMMON,

Grantor(s) hereby grant, bargain, sell and convey to:

NORA F. HOHMAN

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:
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.

96 AUG -7 AM 1:41
**THIS WARRANTY DEED MAY BE EXECUTED IN COUNTERPARTS EACH WHICH SHALL BE DEEMED AN
ORIGINAL REGARDLESS OF THE DATE OF ITS EXECUTION AND DELIVERY AND ALL SUCH COUNTERPARTS
TOGETHER SHALL CONSTITUTE ONE AND THE SAME DOCUMENT.

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 \$ 35,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , P.O. Box 1514, Klamath Falls, OR 97601

Dated this 17th day of July, 1996

D. T. MATTHEWS

UPON RECORDING RETURN TO:

NORA F. HOHMAN

P.O. BOX 1514

KLAMATH FALLS OR 97601

ELSIE MATTHEWS

SCOTT MATTHEWS

BY: _____ HIS ATTORNEY-IN-FACT

TOD MATTHEWS

BY: _____ HIS ATTORNEY-IN-FACT

JODI HOLLADAY

THE ESTATE OF DOMMIQUE DAVIS HOLLADAY

BY: Jodi Holladay CONSERVATOR
JODI HOLLADAY

THE ESTATE OF ERIC DAVIS HOLLADAY

BY: Jodi Holladay CONSERVATOR
JODI HOLLADAY

STATE OF Georgia, County of Guinnett) ss.

This instrument was acknowledged before me on July 17, 1996

by Cheryl Brouillette

as _____

of _____

Notary Public of

My commission expires

Notary Public, Gwinnett County, Georgia
My Commission Expires Feb. 13, 1998

ESCROW NO. MT38092-H

Return to:

24085

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situate in the NW1/4 of the NE1/4 of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 3/8 inch iron rod in a mound of stone and on the Section line between Sections 12 and 13, from which the stone marking the 1/4 corner common to Sections 12 and 13 bears North 88 degrees 58' 56" West along said Section line, 671.61 feet; thence Easterly along said Section line, South 88 degrees 43' 15" East 69.63 feet to a point on the centerline of a 40 foot wide road easement as platted for Minor Land Partition Number 51-82; thence Southerly along said centerline the following courses and distances: (1) South 13 degrees 04' 50" East, 65.99 feet; (2) South 40 degrees 32' 19" East, 214.21 feet; (3) South 64 degrees 15' 00" East 201.43 feet; (4) South 32 degrees 45' 00" East, 158.47 feet; (5) South 18 degrees 40' 48" East 514.71 feet; (6) South 62 degrees 58' 12" East, 21.33 feet to a point on the 1/16 line being the East boundary of the NW1/4 of the NE1/4 of Section 13; thence leaving said centerline and continuing along said 1/16 line, South 0 degrees 03' 45" West 400.89 feet to a 3/4" pipe marking the NE 1/16 corner of Section 13; thence North 26 degrees 35' 02" West 1506.90 feet to the point of beginning.

WARRANTY DEED

24087

SCOTT MATTHEWS, TOD MATTHEWS, JODI HOLLADAY, D.T. MATTHEWS, ELSIE MATTHEWS, AS
TENANTS IN COMMON,

Grantor(s) hereby grant, bargain, sell and convey to:

NORA F. HOHMAN,

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:

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 WARRANTY DEED MAY BE EXECUTED IN COUNTERPARTS EACH WHICH SHALL BE DEEMED AN
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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 \$ 35,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , P.O. Box 1514, Klamath Falls, OR 97601

Dated this 12 day of July, 1996

D. T. Matthews
D. T. MATTHEWS

UPON RECORDING RETURN TO:

NORA F. HOHMAN

P.O. BOX 1514

KLAMATH FALLS OR 97601

Elsie Matthews
ELSIE MATTHEWS

Scott Matthews
SCOTT MATTHEWS

BY: D. T. Matthews POA HIS ATTORNEY-IN-FACT

Tod. Matthews
TOD MATTHEWS

BY: D. T. Matthews POA HIS ATTORNEY-IN-FACT

X JODI HOLLADAY
JODI HOLLADAY

THE ESTATE OF DOMMIQUE DAVIS HOLLADAY

X BY: _____ CONSERVATOR
JODI HOLLADAY

THE ESTATE OF ERIC DAVIS HOLLADAY

X BY: _____ CONSERVATOR
JODI HOLLADAY

STATE OF OREGON, County of KALMATH)) ss.

This instrument was acknowledged before me on July 12, 1996

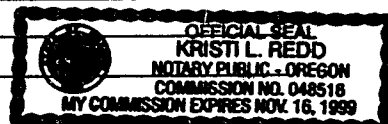
by D. T. MATTHEWS

as attorney-in-fact

~~xxx~~ for SCOTT MATTHEWS and TOD MATTHEWS

NOTARY PUBLIC FOR OREGON

My Commission Expires: 11/16/99



24088

Notary Public of _____

My commission expires _____

ESCROW NO. MT38092-HF

Return to:



STATE OF OREGON, COUNTY OF KLAMATH) ss.

This instrument was acknowledged before me on July 12, 1996 by D. T. MATTHEWS and ELSIE MATTHEWS.

BEFORE ME:

Kristi L. Redd
NOTARY PUBLIC FOR OREGON
MY COMMISSION EXPIRES: 11/16/99

24089

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situate in the NW1/4 of the NE1/4 of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 3/8 inch iron rod in a mound of stone and on the Section line between Sections 12 and 13, from which the stone marking the 1/4 corner common to Sections 12 and 13 bears North 88 degrees 58' 56" West along said Section line, 671.61 feet; thence Easterly along said Section line, South 88 degrees 43' 15" East 69.63 feet to a point on the centerline of a 40 foot wide road easement as platted for Minor Land Partition Number 51-82; thence Southerly along said centerline the following courses and distances: (1) South 13 degrees 04' 50" East, 65.99 feet; (2) South 40 degrees 32' 19" East, 214.21 feet; (3) South 64 degrees 15' 00" East 201.43 feet; (4) South 32 degrees 45' 00" East, 158.47 feet; (5) South 18 degrees 40' 48" East 514.71 feet; (6) South 62 degrees 58' 12" East, 21.33 feet to a point on the 1/16 line being the East boundary of the NW1/4 of the NE1/4 of Section 13; thence leaving said centerline and continuing along said 1/16 line, South 0 degrees 03' 45" West 400.89 feet to a 3/4" pipe marking the NE 1/16 corner of Section 13; thence North 26 degrees 35' 02" West 1506.90 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 7th day
of August A.D., 19 96 at 11:41 o'clock AM., and duly recorded in Vol. M96,
of Deeds on Page 24084.

FEE \$55.00

Bernetha G. Letsch, County Clerk

By *Cheryl Swann*