

22767

MTC 38668-KR

WARRANTY DEED

Vol. ma6 Page 24093

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

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

DAVID M. LATOURETTE & PAMELA R. LATOURETTE, HUSBAND AND WIFE,

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 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 pursuant to an IRC 1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2008 Oregon Avenue, Klamath Falls, OR 97601

Dated this 17th day of July, 19 96

Jodi Holladay
JODI HOLLADAY

D. T. MATTHEWS

ELSIE MATTHEWS

SCOTT MATTHEWS by
his attorney-in-fact
NOTARY ACKNOWLEDGEMENT

TOD MATTHEWS by
his attorney-in-fact

STATE OF Georgia

COUNTY OF Gwinnett

SS. _____

19 96

Personally appeared the above named Jodi Holladay

and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

[Signature]

Notary Public for _____

Notary Public, Gwinnett County, Georgia

My commission expires Feb. 25, 1998

(seal)

ESCROW NO. MT38668-KR

Return to:

DAVID M. LATOURETTE & PAMELA R. LATOURETTE
2008 OREGON AVENUE
KLAMATH FALLS OR 97601

EXHIBIT 'A'
LEGAL DESCRIPTION

24094

PARCEL 1:

All that portion of Lots 8 and 9, Block 72, BUENA VISTA ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon, described as follows:

Commencing at the Northwest corner of Lot 9 aforesaid; thence East 82 feet; thence South 96 feet, more or less, to the Southwesterly line of Lot 8 aforesaid; thence Northwesterly along the Southwesterly line of Lots 8 and 9, 107.6 feet, more or less, to the place of beginning.

PARCEL 2:

Lots 8 and 9, Block 72, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM: Commencing at the Northwest corner of Lot 9; thence East 82 feet; thence South 96 feet, more or less, to the Southwesterly line of Lot 8; thence Northwest along the Southwesterly line of Lots 8 and 9, 107.6 feet, more or less, to the place of beginning.

WARRANTY DEED

24095

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

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

DAVID M. LATOURETTE & PAMELA R. LATOURETTE, HUSBAND AND WIFE,

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 ORIGINAL REGARDLESS OF THE DATE OF ITS EXECUTION AND DELIVERY AND ALL SUCH COUNTERPARTS TOGETHER SHALL CONSTITUTE ONE AND THE SAME DOCUMENT.

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The true and actual consideration for this conveyance is pursuant to an IRC 1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2008 Oregon Avenue, Klamath Falls, Oregon 97601

Dated this 12th day of July, 1996

JODI HOLLADAY

D. T. MATTHEWS

ELSIE MATTHEWS

SCOTT MATTHEWS by his attorney-in-fact
NOTARY ACKNOWLEDGEMENT

TOD MATTHEWS by his attorney-in-fact

STATE OF

Oregon

COUNTY OF

Klamath

ss.

7/12

19 96

Personally appeared the above named D. T. MATTHEWS and ELSIE MATTHEWS for themselves and D. T. MATTHEWS as attorney-in-fact for SCOTT MATTHEWS and TOD MATTHEWS

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. MT38668-KR

Return to:
DAVID M. LATOURETTE & PAMELA R. LATOURETTE
2008 OREGON AVENUE
KLAMATH FALLS OR 97601

EXHIBIT "A"
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PARCEL 1:

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PARCEL 2:

Lots 8 and 9, Block 72, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM: Commencing at the Northwest corner of Lot 9; thence East 82 feet; thence South 96 feet, more or less, to the Southwesterly line of Lot 8; thence Northwest along the Southwesterly line of Lots 8 and 9, 107.6 feet, more or less, to the place 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 24093.

FEE \$45.00

Bernetha G Letsch, County Clerk

By *[Signature]*