

WARRANTY DEED

MTC 39190 MS

JAMES W. LEHMAN and FRANCINE A. LEHMAN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: DOUGLAS WAYNE MATHESON and MICHELINE C. MATHESON, 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:

LOT 3 IN BLOCK 3, TRACT NO. 1103, EAST HILLS ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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 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 \$ 112,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6708 Cottage Avenue, Klamath Falls, OR 97603

Dated this 23rd day of September, 1996

James W. Lehman
JAMES W. LEHMAN

Francine A. Lehman
FRANCINE A. LEHMAN

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. September 23 19 96

COUNTY OF Klamath

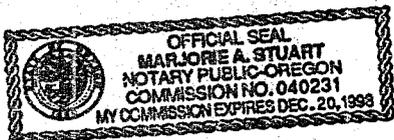
Personally appeared the above named James W. Lehman and Francine A. Lehman

and acknowledged the foregoing instrument to be their voluntary act.

Before me: Marjorie Stuart

Notary Public for Oregon

My commission expires 12-20-98



(seal)

ESCROW NO. MT39190-MS

Return to: DOUGLAS WAYNE MATHESON 6708 Cottage Ave. Klamath Falls OR 97603

STATE OF OREGON. County of Klamath ss.

Filed for record at request of:

Amerititle on this 24th day of Sept. A.D. 1996 at 11:51 o'clock A.M. and duly recorded in Vol. M96 of Deeds Page 30221. Bernetha G. Letson County Clerk. By Roddwan Reed Deputy.

Fee. \$30.00