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Vol. m98 Page 47437

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WARRANTY DEED

ASPEN TITLE ESCROW NO 05048619
AFTER RECORDING RETURN TO:

HOWARD ALLAN MATTHEWS

136 Edup
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

CHRISTINA M. GRAY, TRUSTEE UTD JUNE 16, 1995 OF THE CHRISTINA
M. GRAY TRUST, hereinafter called GRANTOR(S), convey(s) to
HOWARD ALLAN MATTHEWS, hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:

Lots 3 and 4, Block 12, NORTH KLAMATH FALLS, in the City of
Klamath, County of Klamath, State of Oregon.

CODE 1 MAP 3309-2938 TL 4100

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, AND 1997-1998
AND 1998-1999 Real Property taxes, which the grantee assumes
and agrees to pay, AND County Tax Warrant No. 92-1069, Recorded
April 20, 1993 in Book M-93, Page 8246 and County Tax Warrant
No. 94-4211, Recorded September 16, 1994 in Book M-94, Page
29189

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$34,730.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 19 day of November, 1998.

CHRISTINA M. GRAY, TRUSTEE UTD JUNE 16, 1995 OF THE CHRISTINA
M. GRAY TRUST

Christina M Gray
CHRISTINA M. GRAY, TRUSTEE

Christina M Gray
CHRISTINA M. GRAY, INDIVIDUALLY

STATE OF CALIFORNIA)
COUNTY OF Placer) ss.

On November 19, 1998 before me,
Iris Malek, personally appeared
Christina M. Gray

Noted to show (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) is/are
Continued on next page

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subscribed to the within instrument and acknowledged to me that
~~he/she/it~~ executed the same in ~~his/her/their~~ authorized
capacity(~~s~~), and that by ~~his/her/their~~ signature(~~s~~) on the
instrument the person(s) or the entity upon behalf of which the
person(~~s~~) acted, executed the instrument.
WITNESS my hand and official seal.

Signature

My commission expires: 11-19-99



47439

FORM 501-101 - OREGON DEED (Revised 10-1-80)

13

STATE OF OREGON,
County of _____ ss.
I certify that the within instrument
was received for record on the _____ day
of _____ 19____ at
_____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page
_____ and/or fee/file/instru-
ment/microfilm/reception No. _____.
Records of said County.
Witness my hand and seal of County
affixed.

NAME TITLE
By _____, Deputy.

ON OR RESERVED
FOR
RECORDERS USE

KNOW ALL BY THESE PRESENTS that JOSEPH S. NALLE, JR.
hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and forever quitclaim unto
CHRISTINA M. GRAY, TRUSTEE AND JUNE 16, 1995 OF THE CHRISTINA M. GRAY TRUST
hereinafter called grantee, and unto grantee's heirs, successors and assigns, all of the grantor's right, title and interest in that certain
real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in
KLAMATH County, State of Oregon, described as follows, to-wit:

Lots 3 and 4, Block 12, NORTH KLAMATH FALLS, in the City of Klamath, State of Oregon.
CODE 1 MAP 3809-2983 TL 4100

TO HAVE AND TO HOLD the same unto grantee and grantee's heirs, successors and assigns forever.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ _____ . However, the
actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate
which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.039.)
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be
made so that this deed shall apply equally to corporations and to individuals.
IN WITNESS WHEREOF, the grantor has executed this instrument this _____ day of November, 1998; if
grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized
to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN
THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGU-
LATIONS. BEFORE SIGNED OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-
PRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES
AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FURNISHING OR FOREST
PRACTICES AS DERIVED IN ORS 33.660.

STATE OF OREGON, County of _____ ss.
This instrument was acknowledged before me on _____, 19____
by _____
This instrument was acknowledged before me on _____, 19____
by _____
of _____
Notary Public for Oregon
My commission expires _____

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 29th day
of December A.D., 19 98 at 11:34 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 47437.

FEE \$40.00

Bernetha G. Leisch, County Clerk
By: Kathleen Brown