## 1999 SEP 14 PM 3: 33 MTC 48837-MQ WARRANTY DEED

Vol M99

WILLIAM A. OLDEN, II and TONYA L. OLDEN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: PATRICIA A. MATTHEWS and DONALD L. MATTHEWS, as tenants by the entirety, 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:

The North half of Lot 3, Block 2, HOME ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TAX ACCOUNT NO.: 3909-003BA-00700-000

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 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1753 ARTHUR STREET, KLAMATH FALLS, OR 97603

8th day of September, 1949

WILLIAM A. OLDEN, II

State of Oregon County of Klarra

This instrument was acknowledged before me on

(Notary Public

WILLIAM A. OLDEN, II AND TONYA L. OLDEN.

MARIO CIAL SEA MARIO CAM NOTARY PUBLIC OREGON COMMISSION NO. 081144 MY COMMISSION EXPIRES JAN 22, 2001

My commission expires

ESCROW NO. MT48837-MG

Return to: PATRICIA A. MATTHEWS 1753 ARTHUR STREET KLAMATH FALLS, OR 97603 State of Oregon, County of Klamath Recorded 9/14/99, at \_ 3:33 p. m. In Vol. M99 Page 36726 Linda Smith, Fee\$\_30 € County Clerk