

04 AUG 5 PM 2:41

Vol M04 Page 51408

Recording Requested By:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 08/05/04 2:41 p m
Vol M04 Pg 51408-18
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

When Recorded Return To:

Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601

Until requested otherwise, send all tax statements:

(SPACE ABOVE THIS LINE FOR RECORDER'S USE)

Aspen: 3437
COVER SHEET

DOCUMENT:

WARRANTY DEED

GRANTOR:

WILDA MAY MATTHEWS

GRANTEE:

STEPHEN F. POPE & ELEANOR I. POPE

CONSIDERATION :

\$10,000.00

31*

WARRANTY DEED

51409

KNOW ALL MEN BY THESE PRESENTS, That Wilda May Matthews

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEPHEN F. POPE and ELEANOR I. POPE, husband and wife, hereinafter called

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: A parcel of land located in the SW 1/4 NW 1/4 Section 10, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the Southeast corner of a parcel described in Deed Volume M-68, page 6444, Microfilm Records of Klamath County, Oregon; thence along the East boundary of said described parcel North 28° 32' 50" West 161.82 feet; thence North 36° 40' 25" West 111.29 feet; thence North 28° 22' 10" West 122.99 feet, to the Northeast corner of said property; thence continuing North 28° 22' 10" West 345.87 feet; thence East 527.71 feet; thence South 609.1 feet; thence West 180.00 feet to the point of beginning.

Subject, however, to the following:

1. Easement, including the terms and provisions thereof, over the North 30 feet of West 100 feet, reserved in Deed from F. William Kerchner to (for continuation of this document see reverse side of this deed)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 10,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 1st day of October, 1976; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Wilda May Matthews
Wilda May Matthews

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
October 1, 19 76

Personally appeared the above named
Wilda May Matthews

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-21-77

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

_____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

STATE OF OREGON, _____) ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____

Deputy

SPACE RESERVED FOR RECORDER'S USE

Norman E. House, et ux, recorded March 27, 1958 in Volume 298, page 325, Deed Records of Klamath County, Oregon.

2. Right of Way, including the terms and provisions thereof, between Norman E. House and Mary L. House, husband and wife, and The California Oregon Power Company, a California corporation, dated July 19, 1958, recorded in Volume 301, page 220, Deed Records of Klamath County, Oregon. (Affects the West 1/2 of Northwest 1/4)

3. Right of Way for roadway, including the terms and provisions thereof given by Robert E. Garrison, trustee, to Clifton E. Yates and Wanda L. Yates, husband and wife, dated August 29, 1968, recorded September 4, 1968 in Volume M68, page 8003, Microfilm Records of Klamath County, Oregon, covers existing roadway over W 1/2 NW 1/4 of Section 10.