



09/30/2016 02:31:32 PM

Fee: \$42.00

FORM No. 690—DEED, WARRANTY (Survivorship) (Individual or Corporate).

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WARRANTY DEED—SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, That Edith M. Mattingly and Daniel J. Mattingly, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Edith M. Mattingly and Daniel J. Mattingly and Michael J. Mattingly with Right of Survivorship hereinafter called grantees, hereby grants, bargains and conveys unto the grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of the grantees, the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, to-wit:

LEGAL DESCRIPTION

A parcel of land situate in the W1/2 of the SW1/4 of the SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northerly boundary of the Klamath Falls-Ashland Highway and the intersection of the East line of the W1/2 SW1/4 SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian; thence North along the said East line 841 feet; thence West at right angles to the said East line 285.5 feet; thence South and parallel with the said East line 989.5 feet to the Northerly boundary of said Highway; thence Northeasterly along the said Northerly boundary 321.9 feet to the point of beginning.

EXCEPTING THEREFROM, beginning at a point 358.0 feet distant from a point on the Northerly boundary of the Klamath Falls-Ashland Highway at the intersection of the East line of the W1/2 SW1/4 SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian; thence North along the said East line a distance of 483.0 feet to a point; thence West and at right angles to said East line, a distance of 285.5 feet to a point; thence South and parallel with said East line, a distance of 483.0 feet to a point; thence East and at right angles to said East line, a distance of 285.5 feet to the point of beginning more or less, and being a portion of the said W1/2 SW1/4 SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian.

ALSO EXCEPTING THEREFROM, beginning at a point on the Northerly boundary of the Klamath Falls-Ashland Highway at the intersection of the East line of the W1/2 SW1/4 SE1/4, Section 28, Township 39 South, Range 8 East of the Willamette Meridian; thence North along said East line a distance of 358.0 feet to a point; thence West, at right angles to said East line, a distance of 138.0 feet to a point; thence South, parallel with said East line, a distance of 430.0 feet, more or less, to the Northerly boundary of said Highway; thence Northeasterly, along said Northerly boundary, a distance of 155.0 feet, more or less, to the point of beginning, and being a portion of the said W1/2 SW1/4 SE1/4, Section 28, Township 39 South, Range 8 East of the Willamette Meridian.

AND, beginning at a point on the Northerly boundary of the Klamath Falls-Ashland Highway and the intersection of the East line of the W1/2 SW1/4 SE1/4, Section 28, Township 39 South, Range 8 East of the Willamette Meridian; thence Southwesterly along said Northerly boundary of the Klamath Falls-Ashland Highway 155.0 feet, more or less, to the true point of beginning; thence North and parallel with the said East line 182 feet; thence West at right angles to said East line 9 feet; thence South and parallel to and 9 feet distant from said East line 184 feet, more or less to a point on the said Northerly boundary of the Klamath Falls-Ashland Highway; thence Northeasterly along said Northerly Highway boundary a distance of 11 feet, more or less, to the point of beginning, and being a portion of the said W1/2 SW1/4 SE1/4, Section 28, Township 39 South, Range 8 East of the Willamette Meridian.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the premises, that same are free from all encumbrances

and that grantor will warrant and forever defend the 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 \$ 0.
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

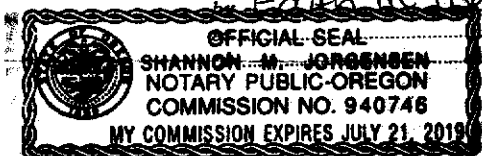
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument this 28th day of September, 2016; if a corporate grantor, 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 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.

Edith M. Mattingly
Edith M. Mattingly

STATE OF OREGON, County of Klamath
This instrument was acknowledged before me on 28th day of September, 2016, by Daniel J. Mattingly
This instrument was acknowledged before me on 28th day of September, 2016, by Edith M. Mattingly



Shannon M. Jorgensen
Notary Public for Oregon
My commission expires July 21, 2019

Edith M. Mattingly
11013 Hwy 66
Klamath Falls, OR 97601
Grantor's Name and Address
Edith M. Mattingly and Daniel J. Mattingly
11013 Hwy 66
Klamath Falls, OR 97601
Grantee's Name and Address
After recording return to (Name, Address, Zip):
Edith M. Mattingly
11013 Hwy 66
Klamath Falls, OR 97601
Until requested otherwise send all tax statements to (Name, Address, Zip):
Home Point Financial Corporation
9 Entin Road, Suite 200
Parsons, NJ 07654

SPACE RESERVED FOR RECORDER'S USE

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/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.
Witness my hand and seal of County affixed.

NAME TITLE
By _____ Deputy