

0140-240 7A 28-7698

FORM No. 633-WARRANTY DEED (Individual or Corporate)

1-1-74

92712

WARRANTY DEED

Page 11150

KNOW ALL MEN BY THESE PRESENTS, That GORDON T. KALESSE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEPHEN W. BOSSE and DIANNA M. BOSSE, 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: Beginning at a point 555 feet South of the Southeast corner of the NE 1/4 of NE 1/4 of Section 10, Twp. 39 S., R. 9 E.W.M.; thence South 50 feet; thence West 230 feet; thence North 50 feet; thence East 230 feet to the place of beginning, being a portion of the SE 1/4 of NE 1/4 of Section 10, Twp. 39 S., R. 9 E.W.M., save and except a strip of land 30 feet wide off the East side for roadway. EXCEPTING THEREFROM that portion of the above described property previously conveyed by deed recorded in Deed Volume 341 at page 404 of Deed Records of Klamath County, Oregon.

SUBJECT TO: 1974-75 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District; TRUST DEED, including the terms and provisions thereof, dated 6/25/73, recorded 6/26/73 (continued 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 above set forth

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 \$ 12,000.00

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 4th day of September, 1974, 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.

(if executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath
September 4, 1974

STATE OF OREGON, County of
Personally appeared
19

Personally appeared the above named GORDON T. KALESSE

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

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

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 full of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires 11-12-78

Notary Public for Oregon
My commission expires:

Gordon T. Kalesse

GRANTOR'S NAME AND ADDRESS
Stephen W. & Dianna M. Bosse

GRANTEE'S NAME AND ADDRESS
First Federal
2943 So 6th
City

Until a change is requested all the statements shall be sent to the following address
First Federal
2943 So 6th
City

STATE OF OREGON,
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 first number
Record of Deeds of said county.
Witness my hand and seal of County official.

By Recording Officer Deputy

11851

in Book M-73 at page 8012, Microfilm Records, executed by Gordon T. Kalesse, a single man, to William Ganong, Jr., trustee for beneficiary First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, which said Trust Deed the Grantees herein assume and agree to pay according to the terms thereof and hold Grantor harmless therefrom; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

STATE OF OREGON; COUNTY OF KLAMATH, ss.
Filed for record at request of Transamerica Title Ins

this 5 day of Sept A. D. 1974 10:35 a
only recorded in Vol. M-74, of deeds 11850

By Carol Hill

4.00