

A-25770
 KNOW ALL MEN BY THESE PRESENTS, That FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF KLAMATH FALLS, a corporation duly organized and existing under the laws of the ~~State of~~ United States, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto MELVIN KOSTA and GERALDINE KOSTA, husband and wife,

hereinafter called 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:

Lot 15 and the Southwesterly one-half of Lot 16 in Block 39 of HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Easements and rights of way of record and apparent on the land, if any; Reservations and restrictions contained in deeds recorded March 13, 1909 in Deed Volume 25 page 620, and recorded February 16, 1914 in Deed Volume 41 at page 491, Records of Klamath County, Oregon.

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 those above set forth,

and that grantor will warrant and forever defend the above granted 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 \$ 23,500.00
 (However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).)

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

Done by order of the grantor's board of directors, with its corporate seal affixed, this 6th day of May, 1971.

(SEAL)

FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF KLAMATH FALLS

By *S. Mollison* President

By *James D. Bocchi* Secretary

STATE OF OREGON, County of Klamath, ss: May 21, 1971
 Personally appeared Van S. Mollison and James D. Bocchi

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 First Federal Savings & Loan Association of Klamath Falls, 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: 11-12-74

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED CORPORATION

TO

No.

AFTER RECORDING RETURN TO
 Mr. & Mrs. Melvin Kosta
 1931 Huron Street
 Klamath Falls, OR 97601

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

FEE \$ 3.00

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 14th day of NOVEMBER, 1975 at 2:08 o'clock P.M., and recorded in book N. 75 on page 14374. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK Title.

By *Hazel Dague* Deputy

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