

1-1-74

41322

SPECIAL WARRANTY DEED

Vol. ^m 78 Page 312

KNOW ALL MEN BY THESE PRESENTS, That FIRST NATIONAL BANK OF OREGON,

TRUSTEE

hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ALEX Q. RICALDE
and BEATRICE W. RICALDE, husband and wife
hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County
of Klamath, State of Oregon, described as follows, to-wit:

Lot Three (3), Block Ten (10) of
SUN FOREST ESTATES, Tract 1060, as
shown by Map on file in the office
of the County Recorder.

Free and clear of all liens and encumbrances except restrictions
and easements of record and except any lien or encumbrance caused
by the Lot Vendee.

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns
that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will war-
rant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons
claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$1,895.00---

~~However, the actual consideration consists of or includes other property or value given or promised which is~~
the whole consideration (indicate which).⁽¹⁾ (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 2nd day of December 1977;
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 _____

19 _____

Personally appeared the above named _____

_____ and acknowledged the foregoing instru-
ment to be _____ voluntary act and deed

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires _____

FIRST NATIONAL BANK OF OREGON, TRUSTEE

Richard P. Megenity, Asst. Vice President

Helen J. Bird, Asst. Cashier

STATE OF OREGON, County of Multnomah _____ ss.

December 2, 1977

Personally appeared Richard P. Megenity _____ and
Helen J. Bird _____ who, being duly sworn,

each for himself and not one for the other, did say that the former is the
Assistant Vice _____ president and that the latter is the
Assistant Cashier _____ of First National
Bank of Oregon, Trustee _____, 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 be-
half 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: 8/03/79

(OFFICIAL
SEAL)

FIRST NATIONAL BANK OF OREGON
TRUST REAL ESTATE DEPT. T-9 HB
P O BOX 3131 PORTLAND OREGON 97208

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. A. Q. Ricalde
479 Loma Vista Terrace
Pacifica, California 94044

GRANTEE'S NAME AND ADDRESS

After recording return to:

FIRST NATIONAL BANK OF OREGON
see above

NAME, ADDRESS, ZIP

Until a change is requested all fax statements shall be sent to the following address:

Mr. and Mrs. A. Q. Ricalde
see above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath _____ ss.

I certify that the within instru-
ment was received for record on the
6th day of January, 1978,
at 12:02 o'clock P.M., and recorded
in book M78 on page 312 or as
file/reel number 41322

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne

By _____ Recording Officer
Deputy

Fee \$3.00