

1-1-74

53856

SPECIAL WARRANTY DEED

Vol. M78 Page 18590

CH

KNOW ALL MEN BY THESE PRESENTS, That FIRST NATIONAL BANK OF OREGON  
a national banking association, TRUSTEE, hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto  
RICK HAROLD RIGGLE

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 68, Block 1 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 or created 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).<sup>(b)</sup> (The sentence between the symbols<sup>(b)</sup>, if not applicable, should be deleted. See ORS 91.010.)

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 8th day of August 1978  
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.

August 8, 1978

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: 3-21-82

(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

RICK HAROLD RIGGLE  
17 EL PASO CANDA COVE  
HALF MOON BAY, CALIFORNIA 94019

GRANTEE'S NAME AND ADDRESS

After recording return to:

RICK HAROLD RIGGLE  
see above

NAME, ADDRESS, ZIP

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

RICK HAROLD RIGGLE  
see above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instru-  
ment was received for record on the  
22 day of August 1978  
at 11:25 o'clock A.M. and recorded  
in book M78 on page 18590 or as  
file reel number 53856

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Wm. D. Milne

Recording Officer

Fee: \$3.00 By: \_\_\_\_\_ Deputy