

57460

SPECIAL WARRANTY DEED

Vol. M78 Page 24243

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 DONALD E. KUBISTA AND ETHEL M. KUBISTA, h/w 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 One (1), Block Thirteen (13), 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 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 warrant 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 \$2,195.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ©, 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 October, 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 \_\_\_\_\_ ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires \_\_\_\_\_

FIRST NATIONAL BANK OF OREGON,

Richard P. Megenity, Asst. Vice President

Helen J. Bird, Asst. Cashier

STATE OF OREGON, County of Multnomah ss.  
October 2, 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 secretary 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 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: 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

DONALD E. KUBISTA & ETHEL M. KUBISTA  
R2 Box 1849  
Madras, Oregon 97741

GRANTEE'S NAME AND ADDRESS

After recording return to:

DONALD E. KUBISTA & ETHEL M. KUBISTA  
see above

NAME, ADDRESS, ZIP

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

DONALD E. KUBISTA & ETHEL M. KUBISTA  
see above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 27th day of October, 1978, at 11:41 o'clock A.M., and recorded in book M78 on page 24243 or as file/reel number 5760

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Dr. D. Milne

Recording Officer

By: Pamela Spisch Deputy

Fee \$3.00