

#810

3448

WARRANTY DEED

Vol. 78/ Page 14848

KNOW ALL MEN BY THESE PRESENTS, That KLAMATH - LAKE TEACHERS FEDERAL CREDIT UNION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOE W. DOWLING and CATHERINE V. DOWLING, 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:

Lot 35 in Block 35 as shown on the map entitled "TRACT NO. 1081 FIFTH ADDITION TO KLAMATH RIVER ACRES", filed in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1) 1981-82 taxes, a lien in an amount to be determined, but not yet payable. 2) Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Klamath River and the ownership of the State of Oregon in that portion lying below the high water mark thereof. 3) The lawful consequence of the fact that the Eastern boundary is formed by the Klamath River. 4) Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat. 5) Trust deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$47,800.00,

(CONTINUED ON REVERSE)

(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 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 set forth above and those apparent on the land and that 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 \$ 89,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 20th day of August, 19 81; 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.

KLAMATH-LAKE TEACHERS FEDERAL CREDIT UNION

By: Kent L. Pederson

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.
August 20, 19 81.

STATE OF OREGON, County of) ss.
19

Personally appeared and

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

Personally appeared the above named Kent L. Pederson, Loan Manager of Klamath-Lake Teachers Federal Credit Union

do acknowledged the foregoing instrument to be 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 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:

Before me: *Carol Curtis*

Notary Public for Oregon

My commission expires: 5-6-84

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Joe W. & Catherine V. Dowling
2041 Las Colinas Avenue
Los Angeles, CA 90041
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
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/seel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By Deputy

SPACE RESERVED FOR RECORDER'S USE

Dated : December 29, 1978
Recorded : January 3, 1979 in Volume M79, Page 248, Klamath County
Microfilm Records
Grantor : Erwin C. McNeilly and Susan K. McNeilly, husband and wife
Trustee : William Sisemore
Beneficiary : Klamath First Federal Savings and Loan Association;
which Grantees herein assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Frontier Title Co.
this 20th day of August A.D. 19 81 at 14 o'clock P.M., and
duly recorded in Vol. M81, of Deeds on 14848.

By EVELYN BIEHN, County Clerk
Bessie S. Satch

Fee \$7.00

NOTICE: This document is a true and correct copy of the original as the same appears in the records of the County Clerk of Klamath County, Oregon, and is subject to the provisions of the Oregon Uniform Gifts to Minors Act, Chapter 651, Oregon Revised Statutes, 1975, and the Oregon Uniform Transfers to Minors Act, Chapter 652, Oregon Revised Statutes, 1975.

STATE OF OREGON, County of Klamath, ss. I, Evelyn Biehn, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County Clerk of Klamath County, Oregon, and is subject to the provisions of the Oregon Uniform Gifts to Minors Act, Chapter 651, Oregon Revised Statutes, 1975, and the Oregon Uniform Transfers to Minors Act, Chapter 652, Oregon Revised Statutes, 1975.

STATE OF OREGON, County of Klamath, ss. I, Evelyn Biehn, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County Clerk of Klamath County, Oregon, and is subject to the provisions of the Oregon Uniform Gifts to Minors Act, Chapter 651, Oregon Revised Statutes, 1975, and the Oregon Uniform Transfers to Minors Act, Chapter 652, Oregon Revised Statutes, 1975.