

1-1-74

5956

SPECIAL WARRANTY DEED

Vol. 178/ Page 18958

KNOW ALL MEN BY THESE PRESENTS, That Peggy L. Mayfield

, hereinafter called grantor,

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto First Interstate Bank of Oregon, N.A., formerly N/A First National Bank of Oregon, Trustee 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 89, Block 1, SUN FOREST ESTATES, Tract 1060 Klamath County, Oregon.

SUBJECT TO easements, conditions, restrictions and reservations of record and to any liens or encumbrances suffered or allowed by grantee.

(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 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 29 day of September, 1981; 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.

Peggy L. Mayfield
Peggy L. Mayfield

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Marion } ss.
September 29, 1981

Personally appeared the above named

Peggy L. Mayfield

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 11-12-83

STATE OF OREGON, County of } ss.
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Personally appeared 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

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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

MAYFIELD, Peggy L.

GRANTOR'S NAME AND ADDRESS

HERRERA, Lawrence
118 Daffodil Circle
Vallejo, CA 94590 File #5526

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mortgage Bancorporatin
P.O. Box 230
Salem, OR 97308 Attn: Cheryl
NAME, ADDRESS, ZIP

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

HERRERA, Lawrence
as above

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 30th day of October, 1981, at 1:58 o'clock P.M., and recorded in book/reel/volume No. M81 on page 18958 or as document/fee/file/instrument/microfilm No. 5956. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Bernetha E. Detrich Deputy

Fee \$4.00

ck
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