

SPECIAL WARRANTY DEED

STEVENSON LAW FIRM, P.C., PORTLAND, OREGON
Vol. 182, p. 835

8473
KNOW ALL MEN BY THESE PRESENTS, That Charles E. Moore & Kathryn N. Moore, husband and wife, not as tenants in common but with right of survivorship for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto First National Bank of Oregon now known as First Interstate Bank of Oregon, 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 1, Block 8 of 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.

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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 \$ 2195.00.
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 21st day of December, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Marion } ss.
December 21, 1981

Personally appeared the above named
Charles E. Moore and Kathryn N. Moore
and acknowledged the foregoing instrument to be their voluntary act and deed.

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

Charles E. Moore
Kathryn N. Moore
STATE OF OREGON, County of } ss.
December 21, 1981

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 _____

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.

Notary Public for Oregon
My commission expires: _____ (OFFICIAL SEAL)

Charles E. Moore & Kathryn N. Moore

GRANTOR'S NAME AND ADDRESS
Michael Esparza
2267 Fenian Drive
Campbell, CA 95008

GRANTEE'S NAME AND ADDRESS
After recording return to:
Mortgage Bancorporation
PO 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.
Michael Esparza
as above

File# 5628 NAME, ADDRESS, ZIP

STATE OF OREGON.
County of _____ } ss.

I certify that the within instrument was received for record on the 20th day of January, 1982, at 11:48 o'clock A.M., and recorded in book/reel/volume No. M. 82, page 835, or as document/fee/file/instrument/microfilm No. 8473, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
By _____ Deputy
Fee \$4.00