

23977

MTC 12374-L
WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Pacific Standard Life Insurance Company, a foreign corporation
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Thomas C. Wilbern and Beth C. Wilbern, Husband and wife
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 13, Block 2, TRACT 1091, LYNNWOOD, in the City of
Klamath Falls, according to the official plat thereof on file
in the office of the County Clerk of Klamath County, Oregon.

(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 on the reverse of this deed, or those apparent upon the land,
if any, as of the date of this deed.

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 \$ 110,000.00
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 27th day of May, 1983;
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)

Pacific Standard Life Insurance Company

BY: *[Signature]*STATE OF OREGON, County of Klamath
May 26, 1983) ss.

Personally appeared Clifford W. Gamble, and

each for himself and not one for the other, did say that the former is the
Chairman of the Board of Directors, and that the latter is the
secretary of Pacific Standard

Life Insurance Company, 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: 3-2-84

(OFFICIAL
SEAL)

STATE OF OREGON,) ss.
County of)
1983)

Personally appeared the above named

and acknowledged the foregoing instru-
ment to be voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires:

Pacific Standard Life Insurance Company
647 Diego Place
Davis, California

GRANTOR'S NAME AND ADDRESS

Thomas C. Wilbern and Beth C. Wilbern
1218 Buck Island Drive
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of)
I certify that the within instru-
ment was received for record on the
day of , 1983,

at o'clock M., and recorded
in book on page or as
file reel number

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

By

Recording Officer
Deputy

SUBJECT TO:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Recitals as set forth on plat dedication
3. Utility easement over the Westerly 16 feet of premises as shown on the dedicated plat.
4. Covenants, conditions and restrictions, but omitting restrictions if any, based on race, color religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M73, page 8487, Microfilm Records of Klamath County, Oregon.
5. Easement for street excavation and embankment slopes over the Easterly 10 feet of premises along Buck Island Drive, as reserved to the City of Klamath Falls, by instrument recorded July 2, 1976 in Volume M76, page 10120, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 27 day of May; A.D. 1983 at 10:50 clock A.M., and
duly recorded in Vol. M83, of 2 deeds on a c 8316

8.00 fee

By EVELYN BIEHN, County Clerk
[Signature]