

24563

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That SOUTH VALLEY STATE BANK, an  
OREGON CORPORATION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by OLIVER SPIRES  
AND DIANNE SPIRES HUSAND & WIFE, TENANTS BY THE ENTIRETY, 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 ap-  
pertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

"A portion of Lots 5 and 6, Block 63, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS,  
OREGON in the County of Klamath, State of Oregon, more particularly described as follows:  
Beginning at a point on the Easterly line of 8th Street 40 feet Southeasterly from the  
most Westerly corner of Lot 5, Block 63 of Nichols Addition to the City of Klamath Falls,  
thence 40 ft Southeasterly along the Easterly line of 8th Street; thence 82.10 feet  
northeasterly and paralleling Grant Street; thence 40 feet Northwesterly and paralleling  
8th street; thence 82.10 feet, more or less, Southwesterly to the point of beginning.

(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

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 \$ 28,000.00

However, the actual consideration consists of a sum of money paid to the grantor by the grantee, which is  
the whole of the consideration for the above described premises, and the grantor hereby acknowledges that the  
part of the consideration (the sum of money) is the whole of the consideration for the above described premises.

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 9th day of JUNE, 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)

SOUTH VALLEY STATE BANK

ALLAN L CRAIGMILES, PRESIDENT

STATE OF OREGON, )  
County of ) ss.  
1983

Personally appeared the above named

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

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of KLAMATH ) ss.  
JUNE 9, 1983

Personally appeared ALLAN L CRAIGMILES 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

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: 5/21/85

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

South Valley State Bank  
5215 South Sixth  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-  
ment was received for record on the  
14th day of June, 1983,  
at 3:35 o'clock PM., and recorded  
in book M 83 on page 9280 or as  
file/reel number 24563,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk  
Recording Officer

4.00 fee

By Deputy