

1-1-74  
27515

## SPECIAL WARRANTY DEED

Vol. 1183 Page 14516



KNOW ALL MEN BY THESE PRESENTS, That Theodore W. Minden or Adeline R. Minden, H/W, WROS, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto 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 19, Block 4 Sun Forest Estates, 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 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 2 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)

STATE OF OREGON

County of Marion

June 2, 1983

Personally appeared the above named

Theodore W. Minden and Adeline R. Minden

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 6-25-86

Theodore W. Minden

Adeline R. Minden

Adeline R. Minden

STATE OF OREGON, County of Klamath ss.

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

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:

Theodore W. Minden et ux

GRANTOR'S NAME AND ADDRESS

CRUZ, David P.  
3259 Andora Dr  
San Jose, CA 95122 File #5591

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mortgage Bancorporation P.O. Box 230  
Salem OR 97308 Attn. Cheri

NAME, ADDRESS, ZIP

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

CRUZ, David  
as above

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 29 day of August, 1983 at 10:17 o'clock A.M., and recorded in book/reel/volume No. M83 on page 14516 or as document/fee/file/instrument/microfilm No. 27515, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By [Signature] Deputy  
4.00

SPACE RESERVED  
FOR  
RECORDER'S USE

83 JUN 29 AM 10 17

4000