

1-1-74

88828961

WARRANTY DEED

K-36538 Vol. M83 Page 16932



KNOW ALL MEN BY THESE PRESENTS, That Bradford J. Aspell, Attorney at Law,
Trustee,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by South Valley State Bank, an Oregon banking corporation, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at the most Southerly corner of Lot 5, Block 7, First Addition to the City of Klamath Falls, Oregon; thence Northwesterly along the Northeasterly line of 7th Street, 50 feet; thence Northeasterly at right angles to 7th Street, 70 feet; thence Southeasterly parallel with 7th Street, 50 feet; thence Southwesterly at right angles to 7th Street, 70 feet to the place of beginning, being a part of lots 4 and 5, Block 7 First Addition to the City of Klamath Falls, 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

see reverse

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 or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols (H), 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 28th day of September, 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.

Bradford J. Aspell Trustee

(If executed by a corporation, affix corporate seal)

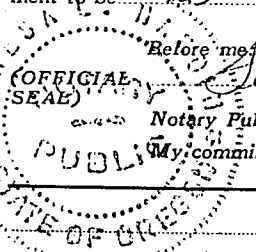
STATE OF OREGON,)
County of Klamath) ss.
Sept 28, 1983

Personally appeared the above named

Bradford J. Aspell

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

Before me: Debra L. Hardin
Notary Public for Oregon
My commission expires: 6-20-87



STATE OF OREGON, County of _____) ss.
_____, 19____.

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:

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

South Valley State Bank
6215 South 6TH
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,)

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By _____ Deputy

00001

10016933

1. Taxes for 1983-84 are now a lien, but not yet payable.
Note: The taxes for 1982-83 are paid in the amount of \$503.40.
(Account #3617-60-1) (Key #367837)
2. Assessments and charges of the City of Klamath Falls for monthly water and/or sewer services.
3. Reservations and restrictions contained in deed given by A. Westman and Greta Westman, husband and wife, to W. L. Henry and Mary Alice Henry, husband and wife, dated February 28, 1930, recorded January 27, 1934, in Deed Volume 98 page 625, records of Klamath County, Oregon, as follows: "Grantees are not to disturb the sewer line which crosses said property."
4. Trust Deed, including the terms and provisions thereof, executed by Donald H. Karsch and Susan Kay Karsch, husband and wife, as grantors, to Klamath County Title Company, as trustee, for AMFAC Mortgage Corporation, an Oregon corporation, as beneficiary, dated January 3, 1977, recorded January 11, 1977, in Volume M-77, page 505, Microfilm Records of Klamath County, Oregon, to secure the payment of \$17,500.00.
5. Subject to Stipulations in the Decree and any Findings of the Court of Appeals which would effect said property, and would be disclosed by examination of the documents filed in Case 79-194L, records of Klamath County, Oregon.

STATE OF OREGON,
County of Klamath)
Filed for record at request of

on this 30th day of Sept. A.D. 1983
at 4:00 o'clock P M, and duly
recorded in Vol. M 83 of Deeds
Page 16932
EVELYN BIEHN, County Clerk
By Don Smith Deputy
Fee 8.00