

1-1-74
38730

WARRANTY DEED

Vol. 1484 Page 11755

KNOW ALL MEN BY THESE PRESENTS, That Dale Willis Ring and Jan Kathleen Ring, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Western Bank, an Oregon banking corporation, 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:

Lots 5 and 6, Block 1 of the Resubdivision of Block 242 MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Any interest of John E. Stribling by virtue of that certain Contract dated January 17, 1979, between Dale Willis Ring and Jan Kathleen Ring, husband and wife, as Sellers, and John E. Stribling, as Buyer, which Contract is recorded in the Deed Records of Klamath County, Oregon, in volume M79, at page 2964, and any and all statutory redemption

(For continuation of this document, see reverse side of this Warranty Deed.)

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$10,568.20. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols ⓪, 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 5th day of July, 1984; 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 Klamath } ss.
July 5, 1984

Personally appeared the above named
Dale Willis Ring and Jan
Kathleen Ring

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

(Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 11-26-87

STATE OF OREGON, County of } ss.

Personally appeared

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.

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Mr. and Mrs. Dale Willis Ring
3636 Evergreen Drive
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Western Bank
P. O. Box 1720
Coos Bay, OR 97420

GRANTEE'S NAME AND ADDRESS

After recording return to:

FOSS, WHITTY & ROESS
P. O. BOX 1120
COOS BAY, OR 97420 Attn: Mike Bodken

NAME, ADDRESS, ZIP

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

Western Bank
P. O. Box 1720
Coos Bay, OR 97420

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of 1984, 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

rights of John E. Stribling arising from the sale of May 21, 1984, of the subject property by the Sheriff of Klamath County to Grantee pursuant to a Judgment and Decree of Foreclosure in the Klamath County Circuit Court Case of Western Bank, plaintiff, v. Balsiger Motor Company, John E. Stribling, et al, Case No. 83-720 CV.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 12 day of July A.D. 19 84
at 11:25 o'clock A M, and duly
recorded in Vol. M84 of Deeds
Page 11755

EVELYN BIEHN, County Clerk

By Lam Smith Deputy

Fee 8.00