

Meinda S. Eden
111 S.W. Fifth Avenue
Portland, OR 97204

KLAMATH FIRST FEDERAL
540 MAIN STREET
KLAMATH FALLS, OR,
97601

39483

Vol. ^{one} 13089
Page 2601

SPECIAL WARRANTY DEED

Thomas Allen McClary, Substitute Trustee under the Will of Emma Marie McClary, Grantor, conveys and specially warrants to United States National Bank of Oregon, Grantee, the following-described real property:

Lot 6 and the South 5 feet of Lot 5, Block 86, Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon;

hereinafter referred to as "the Property."

The Property is free of all encumbrances created or suffered by the Grantor except those created by anyone after execution on June 28, 1971, of an unrecorded land sale contract between Thomas Allen McClary, vendor, and Alvin B. Cook and Kathleen J. Cook, husband and wife, vendees.

It is the intent of Grantor and Grantee that, upon execution and delivery of this deed to Grantee, a merger of any kind or nature will not result. Further, nothing contained in this deed shall be, or shall be deemed to be, a release of the indebtedness of Alvin B. Cook and Kathleen J. Cook, or the lien thereof upon all or any portion of the Property, or shall preclude Grantee from enforcing any and all rights available to Grantee as a result thereof. This deed shall not and does not impair

After recording return to:
84 AUG 1 PM 4 03

All future tax statements shall be sent to:
United States National Bank of Oregon
Attention: Mr. Roger Lundeen
Post Office Box 4412
Portland, Oregon 97204

LPC 2601

13090

any priority of the lien held by Grantee over other liens, charges and encumbrances, if any, known or unknown.

This instrument does not guarantee that any partnership use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

The true consideration for this conveyance is \$3,169.05.

DATED this 3rd day of May, 1984.

Thomas Allen McClary
Thomas Allen McClary
Substitute Trustee under the
Will of Emma Marie McClary,
Grantor

United States National Bank
of Oregon, Grantee

By Roger O. Lundeen
Roger O. Lundeen
Assistant Vice President

after recording, Return to
Klamath First Federal
540 Main St
Klamath Falls, OR, 97601

STATE OF CALIFORNIA)
) SS
 COUNTY OF SAN FRANCISCO)

Enc 2601

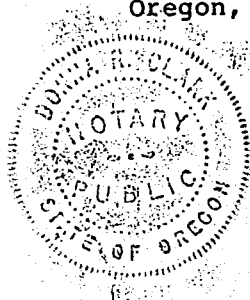
The foregoing deed was acknowledged before me
 this 3rd day of May, 1984, by Thomas Allen
 McClary, Substitute Trustee under the Will of Emma Marie
 McClary.



Larry R. Shaug
 Notary Public for California
 My commission expires:
 LARRY R. SHAU

STATE OF OREGON)
) SS
 COUNTY OF MULTNOMAH)

The foregoing deed was acknowledged before me
 this 27th day of April, 1984, by Roger C. Lundeen,
 assistant vice president of United States National Bank of
 Oregon, on behalf of said corporation.



Anna R. Clark
 Notary Public for Oregon
 My commission expires: 5-10-85

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

*After recording, return to
 Klamath First Federal
 540 Main St
 Klamath Falls, OR, 97601*

on this 1st day of Aug. A.D. 19 84
 at 4:03 o'clock P M, and duly
 recorded in Vol. M84 of Deeds
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EVELYN BIEHN, County Clerk
 By *Ann Smith* Deputy

Fee 12.00

Indexing: \$1.00