

40447

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That SOUTH VALLEY STATE BANK, an Oregon corporation, and GARY T. WHITTLE, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TRENDWEST DEVELOPMENT COMPANY

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 19 and 20, Block 5, SECOND ADDITION TO HOT SPRINGS, in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR 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.

(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 \$119,000.00

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 21 day of August, 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.
August 21, 19 84

Personally appeared the above named
Gary T. Whittle

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

SOUTH VALLEY STATE BANK

By: *Alan Craig Miles* President
Gary T. Whittle
STATE OF OREGON, County of Klamath } ss.
August 19 84

Personally appeared Allan Craig Miles and

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

South Valley State Bank, 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.

Notary Public for Oregon

My commission expires: 7/13/85

(OFFICIAL SEAL)

South Valley State Bank
5215 S. 6th Street
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

TRENDWEST DEVELOPMENT CO.
3133 Front Street
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 24th day of August, 19 84 at 9:02 o'clock A.M., and recorded in book/reel/volume No. MB4 on page 14694 or as document/fee/file/instrument/microfilm No. 140447, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By *Pam Smith* Deputy

Fee: \$4.00

SPACE RESERVED FOR RECORDER'S USE