

OA 47009

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Western Service Co., an Oregon corporation,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Western 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:

A tract of land situated in Tract 49, Enterprise Tracts, a duly recorded subdivision, also being in the NE $\frac{1}{4}$ SE $\frac{1}{4}$  Section 4, Township 39 S., R. 9 E.W.M., Klamath County, Oregon, more particularly described as follows: Beginning at the Northwest corner of Lot 1, Block 6, Tract 1080, Washburn Park, a duly recorded subdivision, said point being S. 47°30'05" W. 692.61 feet from the East  $\frac{1}{4}$  corner of said Section 4; thence N. 89°55'10" W. 26.85 feet; thence S. 00°04'50" W. 50.00 feet; thence along the arc of a curve to the left (central angle = 21°06'45" and radius = 170.00 feet) 62.64 feet; thence along the arc of a curve to the right (central angle = 21°06'45" and radius = 230.00 feet) 64.75 feet to a point on the West line of said Lot 1, Block 6; thence N. 00°04'50" E. 194.08 feet to the point of beginning, containing 3446 square feet, with bearings based on said Tract 1080, Washburn Park.

(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 conditions, covenants, restrictions, reservations, easements, rights of way and rules and regulations of South Suburban Sanitary District, if any, of record as of the date hereof,

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 \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 18th day of March, 1985; 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.

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.

WESTERN SERVICE CO.

By: *F. L. Servoss*By: *M. L. Sickels*

STATE OF OREGON, )  
County of Coos, ) ss.  
19.....

Personally appeared the above named.....

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Coos, ) ss.  
March 18, 1985

Personally appeared F. L. Servoss and M. L. Sickels, 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 Western

Service Co., 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:

Yvonne M. Spooner

Notary Public for Oregon

My commission expires: 1/3/88

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Western Service Co.  
290 S. 4th Street  
Coos Bay, OR 97420  
GRANTOR'S NAME AND ADDRESS

Western Bank  
290 S. 4th Street  
Coos Bay, OR 97420  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Western Bank  
P. O. Box 1377  
Coos Bay, OR 97420  
NAME, ADDRESS, ZIP

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

Western Bank  
P. O. Box 1377  
Coos Bay, OR 97420  
NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 20th day of March, 1985, at 2:00 o'clock PM., and recorded in book/reel/volume No. M85 on page 4126 or as fee/file/instrument/microfilm/reception No. 47009, 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: \$5.00