FORM No. 762—SPECIAL WARRANTY DEED (Individual or Corporate). Aspen #M-28836 STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

OA **49802**

SPECIAL WARRANTY DEED

Vol. M85 Page 8854

KNOW ALL MEN BY THESE PRESENTS, That U.S. BANCORP *, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto* Jimmie J. Roddy and Maxine A. Roddy, husband and wife *hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of* Klamath *, State of Oregon, described as follows, to-wit:*

Lot 8, Block 76, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, TOGETHER WITH that portion of Lot 5, Block 76, BUENA VISTA ADDITION, more particularly described as follows:

Beginning at the corner common to Lots 5, 7 and 8 of Block 76, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, OREGON and running thence North 37° 23½' East along the Northwesterly line of said Lot 5 a distance of 47.24 feet to the Southwesterly line of Last Street; thence along the Southwesterly line of Last Street; South 47° 24' East 5.98 feet; thence South 39° 03' West 41.72 feet; thence N rth 52° 36½' West 4.70 feet, more or less to the point of beginning.

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is $ 29,000.00 ~~①However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which)~~ ① *(The sentence between the symbols ①, 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 6th *day of* June *, 19* 85 *; 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.

U.S. BANCORP

By: David J. Duhrkoop

STATE OF OREGON,)
County of .....) *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 commision expires .....

STATE OF OREGON, County of Multnomah *) ss.*
June 6 *, 19* 85

Personally appeared David J. Duhrkoop *and* ..... *who, being duly sworn, each for himself and not one for the other, did say that the former is the* Operations Officer *president and that the latter is the* U.S. BANCORP *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:

Kathy D. Childers

Notary Public for Oregon

My commission expires: 10-14-88

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

United States National Bank of Oregon
RELS P.O. Box 4412 Tower 8 kss
Portland, Oregon 97208

GRANTOR'S NAME AND ADDRESS

Jimmie J. and Maxine A. Roddy
1881 Academy Street
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jimmie J. Roddy and Maxine A. Roddy
1881 Academy Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Jimmie J. Roddy and Maxine A. Roddy
1881 Academy Street
Klamath Falls, Oregon 97601

File No. 1044878 NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath *} ss.*

I certify that the within instrument was received for record on the 13th *day of* June *, 19* 85 *, at* 11:12 *o'clock* AM*., and recorded in book/reel/volume No.* M85 *on page* 8854 *or as fee/file/instrument/microfilm/reception No.* 49802 *, 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

'85 JUN 13 AM 11 12