

1-1-74

50436

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Klamath First Federal Savings and

Loan Association

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

Raymundo B. Briones and Michelle L. Briones, husband and wife

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:

Beginning at the most Westerly corner of Lot 5, Block 63, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON; thence Southeasterly along the Easterly line of 8th Street, 40 feet; thence Northeasterly at right angles to 8th Street, 90 feet; thence Northwesterly and parallel with 8th Street, 40 feet to the Southerly line of Grant Street (formerly Franklin Street); thence Southwesterly along the Southerly line of Grant Street 90 feet to the place of beginning, being a portion of Lots 5 and 6 of said Block and Addition; in the County of Klamath, State of Oregon.

SAVING AND EXCEPTING the following described property:

Beginning at the point on the Southerly line of Grant Street Northeasterly along said Southerly line which is 90 feet from the most Westerly corner of Lot 5, Block 63, Nichols Addition to the City of Klamath Falls, Oregon; thence Southeasterly parallel with 8th Street 40 feet; thence Southwesterly parallel with Grant Street 7 feet; thence Northwesterly parallel with 8th Street, 40 feet to the Southerly line of Grant Street; thence Northeasterly along said Southerly line 7 feet to the place of beginning.

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 covenants, conditions, restrictions, easements, limitations, and rights of way of record affecting the herein described property.

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 \$ 24,574.85.

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 21st day of June, 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.

Klamath First Federal Savings and Loan Association

By James D. Bocchi, President

By Gerald V. Brown, Secretary

STATE OF OREGON, County of Klamath ss.

June 21st, 1985

Personally appeared James D. Bocchi and Gerald V. Brown, 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 Klamath First Federal Savings and Loan Association, 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: Notary Public for Oregon My commission expires: 5-14-88

(If executed by a corporation affix corporate seal)

STATE OF OREGON,

County of

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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:

Before me: Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 28th day of June, 1985, at 11:20 o'clock A.M., and recorded in book/reel/volume No. M85 on page 9940 or as document/fee/file/instrument/microfilm No. 50436, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings and Loan P. O. Box 5270

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

Fee: \$5.00