

KNOW ALL MEN BY THESE PRESENTS, That FOREST PRODUCTS FEDERAL CREDIT UNION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SCOTT M. WAMPLER and SANDRA K. WAMPLER, 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:

Lot 35, Block 35, FIFTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



## MOUNTAIN TITLE COMPANY INC.

(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 as shown on the reverse of this deed and those of record and apparent upon the land, if any, as of the date of this deed

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 \$ 67,500.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 11th day of September, 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.

(If executed by a corporation,  
affix corporate seal)

Forest Products Federal Credit Union

By: Michel P. Coleman, Financial Services Mgr.

STATE OF OREGON,

County of \_\_\_\_\_

, 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 Klamath ) ss.

9/11, 19 85

Personally appeared Michel P. Coleman and

who, being duly sworn, did say that Michel P. Coleman is the Financial Services Mgr. of the Forest Products Federal Credit Union.

FEDERAL CREDIT UNION

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:

Forest Products Federal Credit Union

GRANTOR'S NAME AND ADDRESS

SCOTT M. WAMPLER &amp; SANDRA K. WAMPLER

11651 Whitegoose Dr.

Keno, OR

GRANTEE'S NAME AND ADDRESS

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 \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By \_\_\_\_\_ Deputy

14704

## SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. Reservations as contained in plat dedication, to wit:  
 "Subject to the following restrictions: (1) 25 foot building setback from front property lines; (2) Public utilities easements 16 feet in width centered on all side and back lot lines; (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and released by resolution of the County Commissioners when the adjoined property is properly developed; (4) All sanitary facilities subject to approval of the Oregon Department of Environmental Quality; (5) Direct access is vacated to Folley Lane from Lots 3 thru 7, Block 31; (7) Lot 36, Block 35 (Marina Lot) is held in common ownership with all lots; (8) 25 foot building setback from right of way line of street on which the lot sides; (9) Sanitary setback from Klamath River to be as shown on the annexed plat."
3. Sanitary setback line as shown on dedicated plat.
4. 8 foot drainage easement as shown on dedicated plat.
5. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.  
 Dated: December 29, 1978  
 Recorded: January 3, 1979  
 Volume: M79, page 248, Microfilm Records of Klamath County, Oregon  
 Amount: \$47,800.00  
 Grantor: Erwin C. McNeilly and Susan K. McNeilly, husband and wife  
 Trustee: William Sisemore  
 Beneficiary: Klamath First Federal Savings and Loan Association

The Grantees appearing on the reverse of this deed agree to assume said Trust Deed and to pay said Trust Deed in full, and further agree to hold seller harmless therefrom.

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.

STATE OF OREGON: COUNTY OF KLAMATH: ss. \_\_\_\_\_ the 11th day  
 Filed for record at request of \_\_\_\_\_ of \_\_\_\_\_ A.D., 19 85 at 3:22 o'clock P M., and duly recorded in Vol. M85  
 of September of Deeds on Page 14703  
 By Evelyn Biehn, County Clerk Barry Smith  
 FEE \$9.00