

53196

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WESTERN BANK, an Oregon banking corporation,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDMOND W. ANDERSCH and BARBARA A. ANDERSCH, 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:

Lots 81-91, inclusive, plus 10 foot vacated walkway, lying between Lots 86 and 87, plus the 40 foot wide private service road easement lying adjacent to above lots as designated on the plat, all in BALSIGER TRACTS, in the County of Klamath, State of Oregon.

(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 Klamath Irrigation District Regulations, South Suburban Sanitary District Regulations, restrictions, easements, covenants, rights of way, public or private, and other reservations of record, if any, 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 \$ 140,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 27th day of August, 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.

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 commission expires: \_\_\_\_\_

By Jeffrey R. McKinnon, Vice President  
STATE OF OREGON, County of Coos ) ss.  
August 27, 1985.

Personally appeared Jeffrey R. McKinnon, who, being duly sworn, did say that he is the Vice president and that the Western Bank is the \_\_\_\_\_ of \_\_\_\_\_

Western 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.

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 7/2/87

(If executed by a corporation, affix corporate seal)

Western Bank  
290 South 4th Street  
Coos Bay, Oregon 97420  
GRANTOR'S NAME AND ADDRESS

EDMOND W. and Barbara A. Andersch

GRANTEE'S NAME AND ADDRESS

After recording return to:  
EDMOND W. and Barbara A. Andersch  
2301 Linda Vista Drive  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

EDMOND W. and Barbara A. Andersch  
2301 Linda Vista Drive  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, )  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 12th day of September, 1985, at 11:30 o'clock A.M., and recorded in book/reel/volume No. M85 on page 14733 or as fee/file/instrument/microfilm/reception No. 53196, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
By Ann Smith, Deputy

Fee: \$5.00

205 SEP 12 AM 11 30