

53894

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

South Valley State Bank, an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Mark Wendt Homes, Inc. an Oregon Corporation

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 1, 2, 3 and 4, Block 3, EWAUNA HEIGHTS ADDITION, to the City of Klamath Falls, according to the officila plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Taxes for the fiscal year 1985-1985, a lien not yet due and payable. Sewer and water use charges, if any, due to the City of Klamath Falls.

MOUNTAIN TITLE COMPANY INC.

"This instrument will not allow use of the property described in this instrument as a joint tenancy or as a community property. Before signing or accepting this instrument, the person acquiring fee title to the property 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 except those set forth above, and those 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 \$ 56,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 30th 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)

South Valley State Bank

BY: Allan L. Craigmiles, President

STATE OF OREGON,

County of } ss.
19.STATE OF OREGON, County of Klamath
September 30, 1985

Personally appeared Allan L. Craigmiles

Personally appeared the above named

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 South

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

Valley State 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:

Notary Public for Oregon

My commission expires: 7-14-89

South Valley State Bank

GRANTOR'S NAME AND ADDRESS

Mark Wendt Homes, Inc.

P.O. Box 223

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 30th day of September, 1985, at 4:26 o'clock P.M., and recorded in book M85 on page 15857 or as file/reel number 53894.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith, Recording Officer Deputy

Fee: \$5.00

MOUNTAIN TITLE COMPANY INC.