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K-37889

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KNOW ALL MEN BY THESE PRESENTS, That THE BENJ. FRANKLIN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation of the United States, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto JAMES L. HEATH and NORMA KAY HEATH, Husband and Wife, hereinafter called 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 19, Block 6, Tract No. 1035, Gatewood, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Mail tax statements to:

James L. Heath
Norma Kay Heath
4748 Glenwood Drive
Klamath Falls, OR 97601

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, 1985-86 taxes which are a lien but not yet due and payable. Reservations and restrictions contained in the dedication of Tract No. 1035, Gatewood. Declaration of Conditions and Restrictions, Gatewood Subdivision Tract 1035 recorded May 17, 1973, Volume M-73, page 5995, Deed Records of Klamath County, Oregon, and that grantor will warrant and forever defend the above granted 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 \$ 47,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). In construing this deed and where the context so requires, the singular includes the plural.

Done by order of the grantor's board of directors, with its corporate seal affixed, this 21st day of October, 19 85.

(SEAL)

THE BENJ. FRANKLIN FEDERAL SAVINGS & LOAN ASSOCIATION

By *Gerald Duff* out vice President
By *William R. Thornton* out V.P. Secretary

STATE OF OREGON, County of Multnomah
Personally appeared GEORGE O. GRIFFIN) ss: October 21, 19 85
who, being duly sworn, each for himself and not one for the other, did say that the former is the Asst. Vice-president and that the latter is the Asst. Vice-President of THE BENJ. FRANKLIN FEDERAL SAVINGS & LOAN ASSN., 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.

LAURIE T. JONES
NOTARY PUBLIC - OREGON
(OFFICIAL SEAL)
My Commission Expires:

Before me: *Laurie T. Jones*
Notary Public for Oregon
My commission expires: 12/18/87

NOTE-The sentence between the symbols Ⓞ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED CORPORATION

The Benj. Franklin Federal Savings & Loan Assn.
TO
James L. Heath
Norma Kay Heath

AFTER RECORDING RETURN TO
James L. and Norma Kay Heath
4748 Glenwood Drive
Klamath Falls, OR 97601
Tax Statements:
Same as above

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 28th day of October, 19 85, at 1:38 o'clock P.M., and recorded in book M85 on page 17518 Record of Deeds of said County. Witness my hand and seal of County affixed.

Evelyn Biehn
Klamath County Clerk Title.
By *Pam Smith* Deputy

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

Fee: \$5.00

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