

56243

SPECIAL WARRANTY DEED

Vol. 185 Page 20146

KNOW ALL MEN BY THESE PRESENTS, That

U. S. BANCORP

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto WENDLING STEPHEN KESSLER AND BETTY C. EASTMAN, as tenants in common with right of survivorship hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 17 in Block 6, TRACT 1091, LYNNWOOD ADDITION, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. 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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$100,000.00

~~Whereof the actual consideration consists of cash and other property~~ (The sentence between the symbols ①, 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 25th day of November, 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.

U. S. BANCORP

By: *Eldon I. McGarvin*

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 Multnomah, 1985

November 25, 1985

Personally appeared Eldon I. McGarvin and \_\_\_\_\_ 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 \_\_\_\_\_

U. S. Bancorp, 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: *Kathy O. Childers*  
Notary Public for Oregon

My commission expires: 10-14-88

(If executed by a corporation, affix corporate seal)

U. S. Bancorp  
P. O. Box 4412, REIS, T-8  
Portland, Oregon 97208

GRANTOR'S NAME AND ADDRESS

Wendling Stephen Kessler & Betty Eastman  
811 Portland Dr  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

W. S. Kessler & Betty C. Eastman  
See address above

NAME, ADDRESS, ZIP

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

W. S. Kessler & Betty C. Eastman  
See address above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 11th day of December, 1985, at 1:40 o'clock P. M., and recorded in book/reel/volume No. 185 on page 20146 or as fee/file/instrument/microfilm/reception No. 56243, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By: *Pam Smith* Deputy

Fee, \$5.00

SPACE RESERVED FOR RECORDER'S USE