

20348

WARRANTY DEED

Vol 135 Page 20348

**KNOW ALL MEN BY THESE PRESENTS, That** WILLAMETTE SAVINGS AND LOAN ASSOCIATION, a division of American Savings & Loan Association, a Utah corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAYMAN KYLE WOODRUM, 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 7 in Block 41 of BUENA VISTA 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.



## 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 \$ 33,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).~~ ~~(The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.020.)~~

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 December, 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)

ⓧ Rob Buerk  
Willamette Savings and Loan Association  
By: Rob Buerk

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: \_\_\_\_\_

STATE OF OREGON, County of Lane ) ss.  
Dec. 11, 1985

Personally appeared Rob Buerk

who, being duly sworn, each for himself and not one for the other, did say that the former is the REO Dept. Manager of XXXXXXXXXXXXXXXXXXXX of Willamette Savings & Loan Ass'n., 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:

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)  
MARLENE L. BOUCH  
NOTARY PUBLIC—OREGON  
MY COMMISSION EXPIRES 2/15/87

Willamette Savings & Loan

GRANTOR'S NAME AND ADDRESS

Rayman Kyle Woodrum  
2326 California St.  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

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.

By \_\_\_\_\_ Recording Officer  
Deputy

34205

Vol 108 Page 280710V

CLERK OF COUNTY

20349

SUBJECT TO:

1. Restrictions, according to instrument recorded September 10, 1956 in Miscellaneous Records, Volume 12, page 250, which restrictions were modified by an instrument recorded July 9, 1959 in Deed Volume 314, page 80, all Records of Klamath County, Oregon.
2. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

"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."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 16th day  
of \_\_\_\_\_ December \_\_\_\_\_ A.D., 19 85 at 10:45 o'clock \_\_\_\_\_ A M., and duly recorded in Vol. M85  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 20348

FEE \$9.00

Evelyn Biehn, County Clerk  
By \_\_\_\_\_ Pam Smith