

56428

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WILLAMETTE SAVINGS AND LOAN ASSOCIATION, a division of American Savings and Loan Association, a Utah corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS C. DICKERT and GALE R. DICKERT, 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 6 and 7, Block 75, KLAMATH ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Reservations or exceptions, in patents or in Acts authorizing the issuance thereof.

MOUNTAIN TITLE COMPANY INC.

"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 use. 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 above 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 \$ 64,500.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 12th 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)

X 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

Dec. 12, 1985

ss.

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 Willamette

Savings & Loan Association, 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: _____

Marlene L. Bouch (OFFICIAL SEAL)

MARLENE L. BOUCH

NOTARY PUBLIC—OREGON

MY COMMISSION EXPIRES 2 15 87
STATE OF OREGON

Willamette Savings & Loan Association

GRANTOR'S NAME AND ADDRESS

Thomas C. Dickert & Gale R. Dickert

PO Box 966
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 Klamath
I certify that the within instrument was received for record on the 17th day of December, 1985, at 10:11 o'clock AM., and recorded in book M85 on page 20461 or as file/reel number 56423. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By P. Smith Deputy

Fee: \$5.00