

57143

WARRANTY DEED

Vol 186

Page 572

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 GINO MOROSIN, JR.,

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 4, Block 99, 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.

SUBJECT TO:

1. Reservations or exceptions contained 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 To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever uses." 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,

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 \$ 4,000.00 ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (The sentence between the symbols @ if not applicable, should be deleted Sec 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 9 day of January, 1986; 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

Rob Buerk
Willamette Savings & Loan Association
By: Rob Buerk, Dept. Manager

(If created by a corporation, affix corporate seal)

STATE OF OREGON

County of

) ss.

STATE OF OREGON, County of Lane

Jan. 9

19 86

) ss.

Personally appeared Rob Buerk

and

Personally appeared the above named

each for himself and not one for the other, did say that the former is the REO Department Manager

who, being duly sworn, precedents and that the latter is the secretary of Willamette Saving

and acknowledged the foregoing instrument to be voluntary act and deed

Before me

and Loan Association, 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.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

Notary Public for Oregon

My commission expires

Marlene L. Bouch
(OFFICIAL SEAL)
MARLENE L. BOUCH
NOTARY PUBLIC - OREGON
MY COMMISSION EXPIRES 2 15 87

WILLAMETTE SAVINGS & LOAN ASSOCIATION

GRANTOR'S NAME AND ADDRESS

GINO MOROSIN
919 California Ave.
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

GRANTEE

NAME ADDRESS ZIP

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 10th day of January, 19 86, at 1:00 o'clock P.M., and recorded in book 126, on page 572 or as file/reel number 57143
Record of Deeds of said county.
Witness my hand and seal of County affixed

Evelyn Biehn, County Clerk
Recording Officer
By *F. H. Smith* Deputy

Fee: \$5.00