

KNOW ALL MEN BY THESE PRESENTS, That AMERICAN SAVINGS AND LOAN ASSOCIATION a Utah corporation, dba WILLAMETTE SAVINGS AND LOAN ASSOCIATION hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THEODORE J. SANDOVAL and RUTH L. SANDOVAL, 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:

Lot 6, Block 12, WEST CHILOQUIN, 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."

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 stated and those 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 \$ 29,000.00. ~~Whereby, the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns, that the grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as stated and those apparent upon the land, if any, as of the date of this deed.~~ (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 6 day of February, 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.

By: *Rob Buerk*

WILLAMETTE SAVINGS & LOAN ASSOCIATION

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,) ss.

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 Lane) ss.
2-6, 1986

Personally appeared Rob Buerk _____ and

who, being duly sworn, each for himself and not one for the other, did say that the former is the REO Dept Manager _____ and that the latter is the secretary of _____

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: 11-18-80

Willamette Savings & Loan Association
P.O. Box 1175
Eugene, OR 97440

GRANTOR'S NAME AND ADDRESS

Theodore J. Sandoval & Ruth L. Sandoval
2626-55 Coronado Avenue
San Diego, CA 92154

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 11th day of February, 1986, at 9:52 o'clock A.M., and recorded in book M86 on page 2519 or as file/reel number 58160.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Beihn, County Clerk
By *Pam Smith* Recording Officer Deputy

Fee: \$5.00