

59114

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That FOREST PRODUCTS FEDERAL CREDIT UNION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

VALERIE BOSTWICK

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 10, Block 3, THIRD ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE IS SUFFICIENT, 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 \$ 25,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the sole consideration (indicate which) (If the sentence between the symbols is not applicable, should be deleted. See ORS 93.050.)

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 11 day of March, 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.

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 FEED TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Forest Products Federal Credit Union

By: Michel P. Coleman, Financial Services Mgr.

STATE OF OREGON, County of Klamath ss.

Personally appeared Michel P. Coleman

who, being duly sworn,

did say that Michel P. Coleman is Financial Services Mgr.

FEDERAL CREDIT UNION

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: Amela Spencer

Notary Public for Oregon

My commission expires: 8/16/88

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of

19

Personally appeared the above named

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

FOREST PRODUCTS FEDERAL C. U.

GRANTOR'S NAME AND ADDRESS

VALERIE BOSTWICK  
111 Laverne Ave.  
Klamath Falls, OR 97603

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

STATE OF OREGON,

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/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED FOR RECORDER'S USE

## SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

3. Reservations, restrictions and easements, including the terms and provisions thereof, as contained in instrument recorded March 1, 1982 in Volume 97, page 80, Deed Records of Klamath County, Oregon, wherein Western Cities Company, as grantor and M. Fraley is grantee, to wit:

"the above property subject to the following reservations: Subject to any right of way heretofore conveyed to the U. S. Government or to any other governmental body for canals, ditches or laterals for irrigation or drainage purposes. Subject also to operation and maintenance charges and liens for water and drainage of the Klamath Irrigation District. The right is also reserved by the grantor to construct and maintain ditches, canals and pipe lines over, under or across land herein described for the purpose of diverting and delivering water for irrigation and domestic uses to adjoining properties."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 11th day  
of March A.D. 19 86 at 3:32 o'clock P. M., and duly recorded in Vol. M86  
of \_\_\_\_\_ Deeds on Page 4094  
By Evelyn Biehn, County Clerk

FEE \$14.00