

11-72

59553

K-38570  
WARRANTY DEED

Vol. M86 Page 4946



KNOW ALL MEN BY THESE PRESENTS, That Klamath First Federal Savings & Loan

ASSN.

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

Tom L. Frownfelder, Jr. & Carollee M. Frownfelder, 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:

The NW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 22, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

(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

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 \$ 80,000.00.

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. 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 25 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.

(If executed by a corporation, who must be a resident of the State of Oregon)

STATE OF OREGON,

County of

(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:

Klamath First Federal Savings & Loan Assn.

By: James D. Bocchi  
James D. Bocchi, President

Gerald V. Brown  
Gerald V. Brown, Senior Vice Pres/Sec

STATE OF OREGON, County of Klamath

March 25, 1986

Personally appeared James D. Bocchi and Gerald V. Brown, who, being duly sworn, each for himself and not one for the other, did say that the former is the

president and that the latter is the secretary of

Klamath First Federal Savings & Loan, 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:

Warlene J. Tucker  
Notary Public for Oregon

My commission expires: 6-16-88

(OFFICIAL SEAL)

Klamath First Federal  
540 Main Street  
Klamath Falls, OR

GRANTOR'S NAME AND ADDRESS

Tom L. & Carollee Frownfelder  
2820 Old Midland Rd  
Klamath Falls, OR

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal  
540 Main Street  
Klamath Falls, OR

NAME, ADDRESS, ZIP

Usual charge is requested; all tax statements shall be sent to the following address.

Klamath First Fed  
540 Main Street  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 26th day of March, 1986, at 8:37 o'clock A.M., and recorded in book M86 on page 4946 or as file/reel number 59553.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Y. Smith Recording Officer Deputy

Fee: \$10.00

SPACE RESERVED  
FOR  
RECORDER'S USE