FORM No. 425—WARRANTY DEED (Individual or Corporate).

59661

MTC 15943-K

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

WARRANTY DEED

Vol. M86 Page 5167

KNOW ALL MEN BY THESE PRESENTS, That AMERICAN SAVINGS AND LOAN ASSOCIATION, a Utah corporation dba WILLAMETTE SAVINGS AND LOAN ASSOCIATION, a

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JONATHAN H. DOWNING, LYNNE M. DOWNING, and MYRTLE A. STRONG, not as tenants in common, but with right of survorship

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 7, Block 12, WEST CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING: Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(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 above and those 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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is $ 29,000.00

[redacted]

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 11th *day of* March, 19 86; *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 FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

by WILLAMETTE SAVINGS AND LOAN ASSOCIATION

Rob Buerk

REO Dept. Manager

STATE OF OREGON,
County of) ss.
, 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:

STATE OF OREGON, County of Lane) ss.
March 11, 1986

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 and 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:

Marlene L. Bouch

Notary Public for Oregon
My commission expires: 2/15/87

MARLENE L. BOUCH
NOTARY PUBLIC — OREGON

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Willamette Savings and Loan Association
c/o Rob Buerk, P.O. Box 1175
Eugene, OR 97440

GRANTOR'S NAME AND ADDRESS

Jonathan H. & Lynne M. Downing & Myrtle A. Strong
1791 Fairlane Drive
Pleasanton, CA 94566

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,
County of Klamath } ss.

I certify that the within instrument was received for record on the 31st day of March, 19 86, at 11:15 o'clock A M., and recorded in book/reel/volume No. M86 on page 5167 or as fee/file/instrument/microfilm/reception No. 59661, Record of Deeds of said county.

Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

Evelyn Biehn, County Clerk
NAME TITLE

By Pam Smith, Deputy

Fee: $10.00