

60500

K-38513
WARRANTY DEED

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

KNOW ALL MEN BY THESE PRESENTS, That

CROCKER NATIONAL BANK

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

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:

All that portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 21, Township 33 South, Range 7 $\frac{1}{2}$ E.W.M., more particularly described as follows: Beginning at a point 1180 feet North and 175 feet West of the Southeast corner of the Northeast quarter of said Section 21; thence running West 200.5 feet; thence North 110 feet; thence East 200.5 feet; thence South 110 feet to the point of beginning.

SUBJECT TO: Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

(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

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 \$ 30,000.00
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 ①, 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 9th day of April, 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 FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

CROCKER NATIONAL BANK

By: 

STATE OF OREGON,

County of } ss.
19STATE OF OREGON, County of Klamath
April 9, 1986 } ss.

Personally appeared John R Primasing, Jr. and

each for himself and not one for the other, did say that the former is the vice president and that the latter is the secretary of

Crocker National Bank

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: 8/27/87

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Albin Steffan

P.O. Box 427

Galt, CA 95632

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

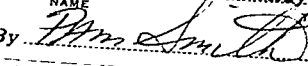
STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 21st day of April, 1986, at 12:35 o'clock P.M., and recorded in book/reel/volume No. M86 on page 6759 or as fee/file/instrument/microfilm/reception No. 60500, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Fee: 10.00 By  Deputy