

11-00125

FORM No. 965—WARRANTY DEED—STATUTORY FORM—GRANTEES, TENANTS BY ENTIRETY.

8861136

WARRANTY DEED—STATUTORY FORM—GRANTEES, TENANTS BY ENTIRETY  
INDIVIDUAL OR CORPORATE GRANTOR

K-38322

Vol. 1162 Page 78929  
JAMES NESS LAW PUB. CO., PORTLAND, OR. 97204

Klamath First Federal Savings and Loan Association  
conveys and warrants to Adrian M. McElfresh and Patricia S. McElfresh,  
as tenants by the entirety, Grantees, the following described real property free of encumbrances except as specifically  
set forth herein situated in Klamath County, Oregon, to-wit:

See Reverse Side for Legal Description

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)  
The said property is free from all encumbrances except covenants, conditions, restrictions, easements,  
limitations, and rights of way of record affecting the herein described property.

The true consideration for this conveyance is \$ 75,500.00 (Here comply with the requirements of ORS 93.030)

Dated May 5, 1986; if a corporate grantor, it has caused its name to be signed and seal af-  
fixed by its officers; done by order of its board of directors. Klamath First Federal Savings and Loan  
Association

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-  
SCRIBED 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.

STATE OF OREGON,

County of } ss.

Personally appeared the above named.

and acknowledged the foregoing instru-  
ment to be voluntary act and deed.

(OFFICIAL  
SEAL)

Before me:  
Notary Public for Oregon  
My commission expires:

WARRANTY DEED

GRANTOR  
GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

Kl. First Federal Savings  
P.O. Box 5270  
Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

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

Same as Above

NAME, ADDRESS, ZIP

By: James D. Bocchi President  
By: Gerald V. Brown Secretary  
STATE OF OREGON, County of Klamath  
May 5, 1986 ) ss.  
Personally appeared James D. Bocchi  
Gerald V. Brown and

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 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 be-  
half 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:  
Luth Owens  
Notary Public for Oregon  
My commission expires: 5-14-88

(OFFICIAL  
SEAL)  
(If excluded by a corporation,  
affix corporate seal)

STATE OF OREGON,

County of } ss.

I certify that the within instru-  
ment was received for record on the  
day of 1986,  
at o'clock M., and recorded  
in book/reel/volume No. on  
page or as fee/file/instru-  
ment/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

7893

## DESCRIPTION OF PROPERTY

The following described real property situate in Klamath County, Oregon:

Parcel 1:

A parcel of land situate in the NW $\frac{1}{4}$  of Section 3, Township 40 South Range 9 E.W.M., Klamath County, Oregon, being more particularly described as follows:

Commencing at the Northwest corner of said Section 3, 342.02 feet; thence leaving said E. along the Northerly line of said Section 3, 342.02 feet; thence leaving said section line S. 00°50'02" E. 30.00 feet to a 5/8 inch iron pin on the Southerly right of way line of the Old Midland said point being the Point of Beginning for this description; thence N. 89°54'58" E. along said right of way line 237.66 feet to a 5/8 inch iron pin; thence leaving said right of way line S. 00°05'02" E. 401.64 feet to a 5/8 inch iron pin on the Northerly right of way line of the KID C-4 Lateral; thence N. 73°38'02" W. along said Northerly right of way line 247.80 feet to a 5/8 inch iron pin; thence leaving said right of way line N. 00°05'02" W. 331.48 feet to the point of beginning.

Parcel 2:

A parcel of land situate in the NW $\frac{1}{4}$  of Section 3, Township 40 South, Range 9 E.W.M., Klamath County, Oregon, being more particularly described as follows:

Commencing at the Northwest corner of said Section 3; thence N. 89°54'58" E. along the North line of said Section 3, 579.68 feet; thence leaving said section line S. 00°05'02" E. 30.00 feet to a 5/8 inch iron pin on the Southerly right of way line of Old Midland Road said point being the Point of beginning for this description; thence N. 89°54'58" E. along said right of way line, 201.92 feet to a 5/8 inch iron pin; thence leaving said right of way line S. 00°05'02" E. 461.27 feet to a 5/8 inch iron pin on the Northerly right of way line of the KID C-4 Lateral; thence N. 73°38'02" W. along said right of way line 210.53 feet to a 5/8 inch iron pin; thence leaving said right of way line N. 00°05'02" W. 401.64 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 7th day  
of May A.D., 1986 at 10:59 o'clock A.M., and duly recorded in Vol. M86,  
of \_\_\_\_\_ on Page 7892  
of \_\_\_\_\_ Deeds

Evelyn Biehn,  
By \_\_\_\_\_

County Clerk

FEE \$14.00