

61268

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That FIRST SERVICE CORPORATION OF SOUTHERN OREGON, an Oregon Corporation, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK D. ROLLINS and DIANE ROLLINS, husband and wife, 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:

Lots 5 and 6, Block 60, HOTSPRINGS SECOND ADDITION and the Southwesterly 10 feet of vacated alley adjacent in the City of Klamath Falls, in the County of Klamath, State of Oregon.

SUBJECT TO: Regulations, including levies, liens and utility assessments of the City of Klamath Falls; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

(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 those above set forth,

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 \$ 57,500.00.
 (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 26th day of February, 1982; 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, affix corporate seal)

STATE OF OREGON, }
 County of _____ } ss.
 _____, 19____

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: _____

FIRST SERVICE CORPORATION OF SOUTHERN OREGON,
 By James D. Bocchi President
 By Mary Bothwell Secretary

STATE OF OREGON, County of Klamath) ss.
February 26, 19 82

Personally appeared James D. Bocchi and Mary Bothwell 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 First Service Corporation of Southern Oregon

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:

Sherald V. Bawn (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires: 11-12-82

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Fed
540 Main St
Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP

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

Frank D. and Diane Rollins
5441 Home
Klamath Falls, Oregon 97601
 NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON, }
 County of Klamath } ss.

I certify that the within instrument was received for record on the 12th day of May, 19 86, at 11:04 o'clock AM, and recorded in book/reel/volume No. M86 on page 8109 or as document/fee/file/instrument/microfilm No. 61268, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE
 By Pam Smith Deputy