

1-1-74

62193

WARRANTY DEED

Vol. M86 Page 9718

KNOW ALL MEN BY THESE PRESENTS, That THE BENJ. FRANKLIN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELIJAH H. CHAMBERS AND IRENE CHAMBERS, husband and wife 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 East 1/2 of Lot 15, Block 1, FIRST ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon.

* recorded May 24, 1983 in Book M-83, page 8062; Reservations and restrictions dated June 28, 1941, recorded July 1, 1941 in Book 139, page 176.

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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.

(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: Conditions, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District; Regulations, rights of way and easements of the South Suburban Sanitary District* 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 \$ 18,200.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 3rd day of June, 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, affix corporate seal)

STATE OF OREGON,

County of _____, 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: _____

STATE OF OREGON, County of Multnomah) ss.
June 3, 1986

Personally appeared William R. Thornton and John G. Foster, who, being duly sworn, each for himself and not one for the other, did say that the former is the Assistant Vice president and that the latter is the Assistant Vice President of The Benj. Franklin 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 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:

Laurie T. Jones

Notary Public for Oregon

My commission expires: _____

LAURIE T. JONES
NOTARY PUBLIC - OREGON

12-27-87 Commission Expires:

The Benj. Franklin Federal Savings & Loan
501 S.E. Hawthorne Blvd.
Portland, Oregon 97214-3593

GRANTOR'S NAME AND ADDRESS

Elijah H. and Irene Chambers

GRANTEE'S NAME AND ADDRESS

After recording return to:

Elijah H. and Irene Chambers
2456 Patterson
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Elijah H. & Irene Chambers
2456 Patterson
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 4th day of June, 1986, at 2:44 o'clock P.M., and recorded in book M86 on page 9718 or as file/reel number 62193.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pam Smith Deputy

Fee: \$10.00

SPACE RESERVED
FOR
RECORDER'S USE

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PM
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JUN
93