

This Indenture Witnesseth, THAT HOWARD ALDEN PHEARSON and JUDITH ANN PHEARSON,

husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto

KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION, its successors

its heirs and assigns, the following described premises, situated in Klamath County,

Oregon, to-wit:

Lot 19, and the West 2 feet of Lot 20 of West Park Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Taxes for fiscal year 1986-87, which are now a lien but not yet payable; Reservations and restrictions in the dedication of West Park; Declaration of Conditions and Restrictions, recorded in Vol. 286 at page 611, Deed Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any.

NOTE: 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 persons acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

The true and actual consideration for this transfer is \$72,000.00 being

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, its successors and assigns forever. And the said grantors do hereby covenant to and with the said grantee, its successors and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 20 19th day of August 19 86.

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath ss. August 20, 1986.

Personally appeared the above named Howard Alden Phearson and Judith Ann Phearson, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Darlene J. Tucker

Notary Public for Oregon.
My commission expires 6-16-88

After recording return to:

RPK

540 Main

Klamath, OR 97601

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

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 20th day of August, 1986, at 12:17 o'clock P. M., and recorded in book M86 on page 14643. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, Klamath County Clerk

County Clerk—Recorder

By

Sam Smith

Deputy

From the Office of
WILLIAM L. SISEMORE
First Federal Bldg.
540 Main Street
Klamath Falls, Oregon 97601

Fee: \$10.00

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