

TL

65025

K-38322

Vol. 186 Page 14944

KLAMATH FIRST FEDERAL SAVINGS & LOAN

KNOW ALL MEN BY THESE PRESENTS, That ASSOCIATION

a corporation duly organized

and existing under the laws of the State of Oregon

, hereinafter called grantor, for the consideration

hereinafter stated, does hereby grant, bargain, sell and convey unto ANN PHEARSON, husband and wife

HOWARD ALDEN PHEARSON & JUDITH

, hereinafter called 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:

Lot 30, in Block 6, TRACT NO. 1140, LYNEWOOD FIRST ADDITION, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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, conditions and restriction of record.

and that grantor will warrant and forever defend the above granted 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 \$ 85,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.

Done by order of the grantor's board of directors, with its corporate seal affixed, on August 20, 1986.

KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSN.

(SEAL)

By James D. Bocchi President
By Gerald V. Brown Vice President & Secretary

STATE OF OREGON, County of Klamath) ss: August 20, 1986
Personally appeared James D. Bocchi and Gerald V. Brown

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 Vice President and secretary of

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:

Darlene J. Tucker

Notary Public for Oregon

My commission expires: 6-16-88

NOTE—The symbol between the symbols ©, if not applicable, should be deleted. See ORS 93.030.

WARRANTY DEED CORPORATION

Klamath First Federal

TO

Howard Alden & Judith Ann PHEARSON

AFTER RECORDING RETURN TO
Klamath First Federal
540 Main Street
Klamath Falls, OR 97601

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON

County of Klamath

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 186 on page 14944 or as filing fee number 65025, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn,
Klamath County Clerk Title

By Ann Smith Deputy

Fee: \$10.00

55 AUG 29 PM 12 17