

Aspen #M30203

65373

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Western Bank, an Oregon Banking Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gene R. Byrnes and Kathe L. Byrnes, 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 1, Resubdivision of Block 242, Mills Second 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 except conditions, restrictions, covenants, easements, rights of way, other reservations and rights of levy, if any, of record as of the date of recording hereof.

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 \$ 10,000.00

the whole of the above described premises (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 25th day of August, 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.

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.

Western Bank  
BY Jeffrey R. McKinnon, V.P.  
Jeffrey R. McKinnon-Vice President

STATE OF OREGON, )  
County of ) ss.  
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STATE OF OREGON, County of Coos ) ss.  
August 25, 1986

Personally appeared Jeffrey R. McKinnon and

who, being duly sworn,

did say that Jeffrey R. McKinnon is the Vice president and that Western Bank is 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: Margaret Mentch  
Notary Public for Oregon  
My commission expires: 12-30-86

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires:

Western Bank  
290 South Fourth Street  
Coos Bay, Oregon 97420  
GRANTOR'S NAME AND ADDRESS  
Gene R. and Kathe L. Byrnes  
636 Front Street  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Gene R. and Kathe L. Byrnes  
636 Front Street  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

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

Gene R. and Kathe L. Byrnes  
636 Front Street  
Klamath Falls, OR 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 29th day of August, 1986, at 11:54 o'clock A.M., and recorded in book/reel/volume No. 15605 on page 15605 or as fee/file/instrument/microfilm/reception No. 65373, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

Fee: \$10.00

By Don Smith Deputy