

**65915 WARRANTY DEED - STATUTORY FORM - GRANTEE, TENANTS BY ENTIRETY**

Individual or Corporate Grantor  
**Klamath First Federal Savings and Loan Association** Grantor,  
 conveys and warrants to **James H. Nielsen and Linda S. Adams**, husband and wife,  
 as tenants by the entirety, Grantees, the following described real property free of encumbrances except as specifically  
 set forth herein situated in **Klamath** County, Oregon, to-wit:

**\*\*See Reverse Side for Legal Description**

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)

The said property is free from all encumbrances except covenants, conditions, restrictions, easements,  
 limitations, and rights of way of record affecting the herein described property.

The true consideration for this conveyance is \$ 40,000.00 (Here comply with the requirements of ORS 93.030)

Dated September 11, 19 86; if a corporate grantor, it has caused its name to be signed and seal af-  
 fixed by its officers; done by order of its board of directors. **Klamath First Federal Savings and Loan**  
**Association**

By James D. Bocchi, President  
 By Gerald V. Brown, Secretary

STATE OF OREGON, County of Klamath,  
 September 11, 19 86  
 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  
 secretary of **Klamath First**  
**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 be-  
 half 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:  
 Notary Public for Oregon  
 My commission expires: 5-14-88

**WARRANTY DEED**

**Klamath First Federal Savings**  
**James H. Nielsen & Linda S. Adams**  
 GRANTEE

GRANTEE'S ADDRESS, ZIP  
 After recording return to:  
**Klamath First Federal Savings**  
**P. O. Box 5270**  
**Klamath Falls, Oregon 97601**

NAME, ADDRESS, ZIP  
 Until a change is requested, all tax statements  
 shall be sent to the following address:  
**Same as above**

NAME, ADDRESS, ZIP

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON, } ss.  
 County of \_\_\_\_\_  
 I certify that the within instru-  
 ment was received for record on the  
 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
 in book/reel/volume No. \_\_\_\_\_ on  
 page \_\_\_\_\_ or as fee/file/instru-  
 ment/microfilm/reception No. \_\_\_\_\_,  
 Record of Deeds of said county.  
 Witness my hand and seal of  
 County affixed.

NAME TITLE  
 By \_\_\_\_\_ Deputy

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County of Klamath, Oregon

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THIS INSTRUMENT WILL NOT BE VALID UNLESS IT BEING FIRST RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF KLAMATH, OREGON, AND THE COUNTY CLERK OF SAID COUNTY SHALL BE REQUIRED TO RECORD THE SAME WITHIN THE TIME SPECIFIED IN THE INSTRUMENT.

The following described real property in Klamath County, Oregon:

Beginning at a point 30 feet West of the Southeast corner of the SE $\frac{1}{4}$  of Section 12, Township 40 South, Range 9 East of the Willamette Meridian, where the Westerly right of way line of the Dalles-California Highway intersects with the Southerly line of the SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 12; thence North along the Westerly right of way line of the Dalles-California Highway a distance of 180 feet; thence West at right angles to a point in the Easterly right of way line of the Modoc Northern Railway Company right of way; thence in a Southeasterly direction along the Easterly right of way line of said Railroad to a point in the Southerly line of the SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 12; thence East to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of September A.D. 19 86 at 4:24 o'clock P M., and duly recorded in Vol. M86 of Deeds on Page 16538

FEE \$14.00

Evelyn Biehn, County Clerk

*[Signature]*

County of Klamath, Oregon

Deputy