

1-1-74

WARRANTY DEED

Vol. 1130 Page 19658

67628
KNOW ALL MEN BY THESE PRESENTS, That KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICK W. WALDREN AND CATHERINE A. WIBLER, not as tenants in common but with the right of survivorship 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:

Lot 5, Block 4, TRACT NO. 1091, LYNEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 of 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 easements, covenants, conditions, and restrictions, of record.

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 \$51,500.00.

OF THE COUNTY OF KLAMATH, STATE OF OREGON, the undersigned, the grantor, do hereby certify that the above consideration was paid in full for the purchase of the above described premises, and that the same is the true and actual consideration paid for the purchase of the above described premises.

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 29 day of October, 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)

KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSN.

BY: Gerald V. Brown Senior Vice Pres
 BY: Mary Bothwell Senior Vice Pres

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 Klamath) ss.
 October 29, 1986.

Personally appeared Gerald V. Brown and Mary Bothwell _____ who, being duly sworn,

each for himself and not one for the other, did say that the former is the Senior Vice President--See XXXXX and that the latter is the Senior Vice President--See XXXXX of Klamath

First Federal Savings & 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:

Barbara J. Truter

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

(OFFICIAL
 SEAL)

Klamath First Federal

GRANTOR'S NAME AND ADDRESS

Waldren & Wibler

GRANTEE'S NAME AND ADDRESS

After recording return to:
 Klamath First Federal
 540 Main Street
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 30th day of October, 1986, at 4:33 o'clock P.M., and recorded in book/reel/volume No. 186 on page 19658 or as document/fee/file/instrument/microfilm No. 67628, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evalyn Biehn, County Clerk

NAME

By Brian Smith Deputy

Fee: \$10.00

SPACE RESERVED
 FOR
 RECORDER'S USE

OK
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