

KCTC-39076

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68849

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 Ruth Clayman

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:

The Northeasterly 50 feet of Lot 3, Block 57, Nichols Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, 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 covenants, conditions, restrictions, easements, rights of way, levies, liens and utility easements of the City of Klamath Falls, and other agreements, 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 \$12,000.00. ~~the whole of the consideration (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 24th day of November, 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.

STATE OF OREGON,

County of _____ ss.
November 24, 1986

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: _____

Western Bank
290 South Fourth Street
Coos Bay, Oregon 97420
GRANTOR'S NAME AND ADDRESS

Ruth Clayman
1537 Wiard Street
Klamath Falls, Oregon 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

Ruth Clayman
1537 Wiard Street
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

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

Ruth Clayman
1537 Wiard Street
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____ ss.
November 24, 1986

Personally appeared Jeffrey R. McKinnon, Vice President

Western Bank, an Oregon banking corporation
By: Jeffrey R. McKinnon, Vice President

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 _____ acknowledged said instrument to be its voluntary act and deed.

Before me: _____
Notary Public for Oregon

My commission expires: 12-20-86

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 2nd day of December, 1986, at 2:52 o'clock P.M., and recorded in book/roll/volume No. 1136 on page 22182 or as fee/file/instrument/microfilm/reception No. 62850. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Rich, County Clerk
NAME

By: _____ Deputy

Fee: \$10.00

SPACE RESERVED
FOR
RECORDER'S USE

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