

69922

WARRANTY DEED

MTC 11505

Vol. M86

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KNOW ALL MEN BY THESE PRESENTS, That

South Valley State Bank

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Trendwest Inc.

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:

Beginning at the Southwest corner of the SE1/4 SE1/4 of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and running thence West 30 feet to a point; thence North 30 feet to the true point of beginning; thence West 900 feet; thence North a distance of 240 feet; thence Easterly 900 feet, more or less, to a point 230 feet North of the point of beginning; thence South 230 feet to said point of beginning, being a parcel of land in the SW1/4 SE1/4 of said Section 34, Township 39 South, Range 9 East of the Willamette Meridian, LESS that portion conveyed to Klamath County for road purposes, recorded March 26, 1950 in Volume 298 at page 285, Deeds Records 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 or county planning department to verify approved uses."

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 those of record and those apparent upon the land, if any, as of the date of this deed.

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 \$ 71,100.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part 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 31 day of December, 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)

South Valley State Bank

BY:

Norma Wilkins

STATE OF OREGON,

County of

ss.

STATE OF OREGON, County of Klamath

12-31-

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ss.

Personally appeared Norma Wilkins

and

Personally appeared the above named

each for himself and not one for the other, did say that the former is the Vice President Cashier

president, and that the latter is the

South Valley State Bank, 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:

Donna Melle

Notary Public for Oregon

My commission expires: 7/13/89

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires:

South Valley State Bank

GRANTOR'S NAME AND ADDRESS

Trendwest Inc.

P.O. Box 1089

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 31st day of December, 1986, at 2:24 o'clock P.M., and recorded in book M86 on page 24235 or as file/reel number 69922.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Ann Smith

Deputy

Fee: \$10.00