

70697

WARRANTY DEED

MR-17581-P

Vol. M87

Page

1137

KNOW ALL MEN BY THESE PRESENTS, That FOREST PRODUCTS FEDERAL CREDIT UNION, a Federally Chartered Credit Union hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID L. RICE & BRENDA K. RICE, husband and wife 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 1, 2 and 3, Block 4, PELICAN CITY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

Liens and encumbrances of record, including prior Trust Deed in favor of Klamath First Federal Savings & Loan Association, recorded in Volume M79, page 18969, which grantees herein agree to assume and pay in full, and further agree to hold seller harmless therefrom.

MOUNTAIN TITLE COMPANY

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 apparent upon the land, if any, as of the date of this deed, 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 \$ 32,500.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).~~ ~~It is 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 21st day of January, 1987; 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.

FOREST PRODUCTS FEDERAL CREDIT UNION

By: 

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____ } ss.

, 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

1/21

, 19 87

) ss.

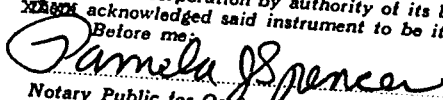
Personally appeared Jim Johnson

and

who, being duly sworn, did say that _____ is the Senior Loan Control Officer of _____

FOREST PRODUCTS FEDERAL CREDIT UNION, 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 by a half 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: 8/16/88

(OFFICIAL SEAL)

FOREST PRODUCTS FEDERAL CREDIT UNION

GRANTOR'S NAME AND ADDRESS

DAVID L. RICE & BRENDA K. RICE

5655 Delaware Ave.

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

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 22nd day of January, 19 87, at 4:06 o'clock P. M., and recorded in book M87 on page 1137 or as file/reel number 70697

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evalyn Biehn, County Clerk

Recording Officer

By  Deputy

Fee: \$10.00