

# MOUNTAIN TITLE COMPANY

70864

WARRANTY DEED

MT-17306

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1434

KNOW ALL MEN BY THESE PRESENTS, That FREEDOM FEDERAL SAVINGS & LOAN ASSOC., A United States Corp., formerly known as State Savings and Loan Assoc., formerly known as State Federal Savings and Loan Association hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Steven I. Subotnick and Janice S. Subotnick, husband and wife, 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:

see exhibit "A" attached hereto for legal description



## 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 apparent upon the land as of the date of this conveyance

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 \$ 39,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 12 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.

FREEDOM FEDERAL SAVINGS & LOAN ASSOC.

A United States Corp.

Judy Duffus  
Vice President

(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 Benton ) ss.  
January 12, 1987

Personally appeared Judy Duffus and

who, being duly sworn, each for himself and not one for the other, did say that the former is the Vice president and that the latter is the secretary of Freedom 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:

Notary Public for Oregon  
My commission expires:

8-5-89

Steven Subotnick  
67 Lincoln Avenue  
Piedmont, Ca. 94542  
Grantee  
GRANTOR'S NAME AND ADDRESS  
Freedom Federal Savings & Loan Assoc.  
1980 Northwest Ninth  
Corvallis, Oregon 97330  
Grantors  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Steven Subotnick  
67 Lincoln Avenue  
Piedmont, Ca. 94542  
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer  
By Deputy

## DESCRIPTION SHEET

Lot 5, Block 77, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, EXCEPTING THEREFROM the Southwest 3 feet of Lot 5 used for sewer line right of way.

Together with an easement for driveway purposes as described in instrument recorded January 11, 1974 in Volume M74 at page 379, Microfilm Records of Klamath County, Oregon, being more particularly described as follows:

Beginning at the most Southerly corner of Lot 7, Block 77, of BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS; thence in a Northeasterly direction to the most Northeast corner of said Lot 7; thence Southeasterly to a point 10 feet Southeast of the Westerly corner of Lot 5; thence Northeasterly parallel with and 10 feet distant from the Northwest line of Lot 5, to the East line of said Lot 5; thence Northerly to the most Southerly corner of Lot 12; thence Northwesterly along the lot line between Lots 11 and 12, 10 feet; thence Southerly to a point that is 10 feet Northwesterly of the intersection of the Southeast line of Lot 11 and the West line of Idaho Street, and running parallel with said Idaho Street; thence Southwesterly parallel with and 10 feet distant from the Southeasterly lot line of Lots 10 and 11, to the Southwesterly line of Lot 10; thence Southwesterly to a point that is 20 feet Northwesterly of the most Northeasterly line of Lot 7; thence Southwesterly parallel with and 20 feet distant from the Southeasterly line of Lot 7 to the Southwest line of said lot; thence Southeasterly 20 feet to the most Southeast corner of Lot 7 and the point of beginning, in the County of Klamath, State of Oregon.

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

on this 28th day of January A.D., 19 87  
at 3:59 o'clock P M. and duly recorded  
in Vol. M87 of Deeds Page 1434  
By Evelyn Biehn, County Clerk  
By [Signature] Deputy.  
Fee, \$14.00