

71477

WARRANTY DEED - STATUTORY FORM - GRANTEE, TENANTS BY ENTIRETY

INDIVIDUAL OR CORPORATE GRANTOR

Klamath First Federal Savings and Loan Association

conveys and warrants to David W. Chubb and Yvonne C. Chubb, husband and wife, as tenants by the entirety, Grantees, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

SEE REVERSE SIDE FOR DESCRIPTION

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from all encumbrances except covenants, conditions, restrictions, easements, limitations, and rights of way of record affecting the herein described property.

The true consideration for this conveyance is \$ 35,500.00 (Here comply with the requirements of ORS 93.030)

Dated February 17, 1987; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers; done by order of its board of directors. KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

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.

By James D. Bocchi, President
By Gerald V. Brown, Secretary

STATE OF OREGON,

County of _____

19

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: _____

STATE OF OREGON, County of Klamath) ss.
February 17, 1987

Personally appeared James D. Bocchi and Gerald V. Brown who, being duly sworn, each for himself and not one for the other, did say that the former is the president and the latter is the secretary of Klamath First

Federal Savings and 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: 5-14-88

(OFFICIAL SEAL)
(If executed by a corporation, affix corporate seal)

WARRANTY DEED

Klamath First Federal Savings
David W. Chubb and Yvonne C. Chubb

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

Klamath First Federal Savings
P. O. Box 5270
Klamath Falls, Oregon 97601

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,

County of _____ } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/tile/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

CH 422

David W. Chubb
Yvonne C. Chubb

CC-112 471

EXHIBIT A

PARCEL 1

A tract of land in E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning on the Southerly line of the Klamath Falls-Ashland or Greensprings Highway at a stake which is South 135 feet and South 62°22 $\frac{1}{2}$ ' West 1122 feet from the quarter corner common to Sections 28 and 33; Township 39 South, Range 8 East of the Willamette Meridian; thence South 62°22 $\frac{1}{2}$ ' West 187 feet along the Southerly line of said highway to an iron pin; thence South parallel with the West line of said Section 33, 310 feet to a point; thence at right angles East to a point due South of the point of beginning; thence North parallel with the West line of said Section 33 to the point of beginning. EXCEPTING THEREFROM the Easterly 30 feet.

PARCEL 2

A portion in the E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

The East $\frac{1}{2}$ of the following described property: Beginning on the Southerly line of the Klamath Falls-Ashland or Greensprings Highway at a stake which is South 135 feet and South 62°22 $\frac{1}{2}$ ' West 1122 feet from the quarter corner common to Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian; thence South 62°22 $\frac{1}{2}$ ' West 374 feet along the Southerly line of said highway to an iron pin; thence South parallel with the West line of said Section 33, 1658.6 feet to a stake on the Northerly right of way line of the Weyerhaeuser logging railroad; thence Northeasterly along the North line of said right of way 406.85 feet to a stake; thence North 1639.5 feet to the place of beginning.

EXCEPTING THEREFROM the following:

Beginning on the Southerly line of the Klamath Falls-Ashland or Greensprings Highway at a stake which is South 135 feet and South 62° 22 $\frac{1}{2}$ ' West 1122 feet from the quarter corner common to Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian; thence South 62°22 $\frac{1}{2}$ ' West 187 feet along the Southerly line of said highway to an iron pin; thence South parallel with the West line of said Section 33, 310 feet to a point; thence at right angles East to a point due South of the point of beginning; thence North parallel with the West line of said Section 33 to the point of beginning.

EXCEPTING THEREFROM the Easterly 30 feet.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 17th day
of February A.D., 19 87 at 3:31 o'clock P M., and duly recorded in Vol. M87
of _____ Deeds on Page 2498

FEE \$14.00

Evelyn Biehn, County Clerk
By *Sam Smith*