

OK

71595

WARRANTY DEED

Vol. 187 Page 2744

KNOW ALL MEN BY THESE PRESENTS, That THE BENJ. FRANKLIN FEDERAL SAVINGS AND LOAN ASSOCIATION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALBERT E. SHELLEY, 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:

Lot 5, Block 96, Buena Vista Addition to the City of Klamath Falls, 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

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 \$13,000.00

① However, the actual consideration consists of or includes the property or value given or promised which is the whole consideration (indicate which) ① (The sentence between the symbols ①, 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 19th day of February, 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.

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, } ss.
County of _____, 19____

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

DEBBIE G. PETERSEN
Notary Public for Oregon
My commission expires: _____
My Commission Expires _____

STATE OF OREGON, County of Multnomah) ss.
February 19, 1987

Personally appeared William R. Thornton and Marilyn Sheets who, being duly sworn, each for himself and not one for the other, did say that the former is the Assistant Vice-president and that the latter is the Assistant secretary of The Benj. Franklin Federal Savings & Loan Assn., 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: _____ (OFFICIAL SEAL)

My commission expires: 01-14-90 (If executed by a corporation, affix corporate seal)

Benj. Franklin Federal Savings and Loan
501 SE Hawthorne Blvd.
Portland, OR 97214

GRANTOR'S NAME AND ADDRESS

Albert E. Shelley

GRANTEE'S NAME AND ADDRESS

After recording return to:

Albert E. Shelley

323 Coli Avenue
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Albert E. Shelley

323 Coli Avenue
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 20th day of February, 1987, at 2:02 o'clock P.M., and recorded in book/reel/volume No. M87 on page 2744 or as fee/file/instrument/microfilm/reception No. 71595, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By _____ Deputy

Fee: \$10.00

87 FEB 20 PM 2 02