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76425

WARRANTY DEED

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11582

KNOW ALL MEN BY THESE PRESENTS, That Western Bank, an Oregon banking corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard A. Pickett, II and Jane A. Pickett, 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:

Lots 18 and 19 in Block 2 of TRACT 1158, Third Addition to EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of 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 except the statutory powers, including the power of assessment, of Basin View Drainage District; Reservations and restrictions as contained in plat dedication. Declaration of conditions and restrictions and 16.0 foot utility easement over Southwest Lot line, all of records as of the date hereof.

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 \$ 10,500.00

~~the whole of the above described premises, together 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:~~

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 12th day of June, 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.

Western Bank, an Oregon banking corporation

By: Jeffrey R. McKinnon, Vice Pres.
Jeffrey R. McKinnon - Vice President

STATE OF OREGON,

County of _____

ss.

STATE OF OREGON, County of Coos

June 12

19 87

ss.

Personally appeared Jeffrey R. McKinnon

Personally appeared the above named _____

who, being duly sworn, did say that the former is the Vice president

Western 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 he acknowledged said instrument to be its voluntary act and deed.

Before me:

Margaret Henton
Notary Public for Oregon

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

My commission expires: 12-20-89

(If executed by a corporation, affix corporate seal)

Western Bank

290 South Fourth Street

Coos Bay, Oregon 97420

GRANTOR'S NAME AND ADDRESS

Richard A. and Jane A. Pickett

1414 Tamara
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Same as Grantee

NAME, ADDRESS, ZIP

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

Same as Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 1st day of July, 1987, at 2:00 o'clock P.M., and recorded in book/reel/volume No. M87 on page 11582 or as fee/file/instrument/microfilm/reception No. 76425, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By: Phyllis Smith Deputy

Fee: \$10.00

SPACE RESERVED FOR RECORDER'S USE