

MOUNTAIN TITLE COMPANY

76932

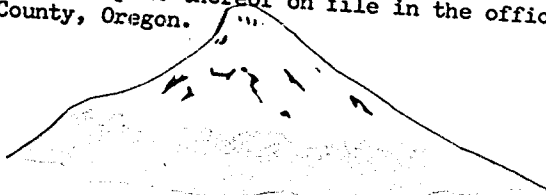
WARRANTY DEED

MTC-1816-1 Vol. 1481 Page 12509

KNOW ALL MEN BY THESE PRESENTS, That AMERICAN SAVINGS AND LOAN ASSOCIATION, (a Federal Association), dba Willamette Savings and Loan Association,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JERRY A. MADDOX and RAMONA F. MADDOX, 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:

Lot 4, Block 13, HILLSIDE ADDITION to the city of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



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"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 \$ 42,500.00. 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 13th day of July, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of) ss.
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Personally appeared the above named

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

Before me:
Notary Public for Oregon
My commission expires:

By: Susan D. Pierce
Susan D. Pierce, REO Dept. Mgr.,
STATE OF OREGON, County of Lane) ss.
July 13, 1987
Personally appeared Susan D. Pierce

each for himself and not one for the other, did say that the former is the REO Department Manager and that the latter is the secretary of Willamette Savings & Loan Association

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:

RHONDA J. FARRELL
NOTARY PUBLIC - OREGON
My Commission Expires 4-13-91

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 14th day of July, 1987, at 4:18 o'clock P. M., and recorded in book M87 on page 12509 or as file/reel number 76932. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By: [Signature] Deputy

WILLAMETTE SAVINGS & LOAN

GRANTOR'S NAME AND ADDRESS
JERRY A. & RAMONA F. MADDOX
1420 Pacific Terrace
Klamath Falls, OR 97601

SPACE RESERVED FOR RECORDER'S USE

GRANTEE

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

GRANTEE

NAME, ADDRESS, ZIP

Fee: \$10.00

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