

78234

AMERICAN SAVINGS AND LOAN ASSOCIATION (A FEDERAL ASSOCIATION) DBA WILLAMETTE SAVINGS AND LOAN ASSOCIATION

Utah corporation, hereinafter called grantor, conveys to

(State of incorporation)
WILBUR C. OSTERBERG and SHARON C. OSTERBERG, husband and wife

all that real property situated in Klamath County, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is owner of the above described property free of all encumbrances except

26 SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 115,000.00.

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this 14th day of August 1987.

(Corporate Seal)

By Susan D. Pierce President

By Secretary

STATE OF OREGON, County of Klamath ss.

August 14, 1987.

Personally appeared Susan D. Pierce who, being duly sworn, did say that he is the R.E. Dept. Manager of American Savings & Loan Assn. dba Willamette Savings & Loan Assn. 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: W. Darlene P. Addington
Notary Public for Oregon
My commission expires: 3-22-89

* One dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (CORPORATION)

TO

After Recording Return to: Taxes:

Grantees
P.O. Box 117
Chemult, OR 97731

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 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title
By Deputy

EXHIBIT "A"

14802

PARCEL 1:

A strip of land 16.5 feet by 100 feet in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way line of the Dalles-California Highway which lies South 19° 24' East a distance of 504.2 feet from the Southwest corner of Block 8, Chemult, Oregon, and running thence North 70° 36' East a distance of 100 feet; thence North 19° 24' West parallel with the Easterly line of the Dalles-California Highway a distance of 16.5 feet; thence South 70° 36' West 100 feet to the Easterly line of said highway; thence South 19° 24' East 16.5 feet to the point of beginning.

PARCEL 2:

A portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Westerly line of the right of way of the Dalles-California Highway which is South 19° 24' East 130 feet from the Southeast corner of Lot 1, Block 7, Chemult, Klamath County, Oregon; thence South 70° 36' West 300 feet; thence South 19° 24' East 375 feet; thence North 70° 36' East 300 feet, more or less, to the Westerly line of the Dalles-California Highway; thence along the Westerly line of the right of way of said highway, North 19° 24' West 375 feet to the point of beginning.

EXCEPTING THEREFROM the Southerly 175 feet thereof.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
2. Reservations of mineral rights, including the terms and provisions thereof, as disclosed by instrument recorded February 5, 1941 in Book 135 at page 269.
3. Easement across the South 20 feet for ingress and egress by Warranty Deed, recorded April 16, 1981 in Book M-81 at page 6851.
4. Easement, including the terms and provisions thereof, recorded September 13, 1983 in Book M-83 at page 15602.
5. Easement including the terms and provisions thereof, recorded June 22, 1987 in Book M-87 at page 10719.
6. Easement, including the terms and provisions thereof, recorded June 22, 1987 in Book M-87 at page 10724.

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title Company

on this 17th day of August A.D. 19 87
at 4:26 o'clock P M. and duly recorded
in Vol. M87 of Deeds Page 14801

Evelyn Biehn, County Clerk

By [Signature]

Fee, \$14.00

Deputy.