

78404

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KNOW ALL MEN BY THESE PRESENTS, That SOUTH VALLEY STATE BANK, An Oregon Banking Corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HESTER J. MELLINGER 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 1, 2 and the East 25 feet of Lot 3, Block 32, GRANDVIEW ADDITION TO BONANZA, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Grandview Addition to Bonanza.
2. Regulations, including levies, liens, assessments, water and irrigation rights and easements for ditches and canals of Horsefly Irrigation District.
3. Regulations, including levies, liens, assessments of the City of Bonanza.
4. Any Improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 481, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.

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

5. 1987-1988 Taxes, a lien not yet payable. 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 \$ 15,000.00

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 19th day of August, 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,

County of _____ ss. _____, 19 _____

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: _____

South Valley State Bank

GRANTOR'S NAME AND ADDRESS

Hester J. Mellinger

GRANTEE'S NAME AND ADDRESS

Hester J. Mellinger

P.O. Box 334

Bonanza, OR 97623

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 Klamath August 21, 1987

Personally appeared Allen L. Craigmiles

who, being duly sworn, _____ president of South Valley State Bank

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: 7/23/89

Landra Landra

STATE OF OREGON,

County of Klamath ss. _____

I certify that the within instrument was received for record on the 21st day of August, 1987, at 4:39 o'clock P.M., and recorded in book/reel/volume No. M87 page 15140 or as fee/file/instrument/microfilm/reception No. 78404, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

Fee: \$10.00 By Pam Smith Deputy