

78512

ATC # M 31263

WARRANTY DEED

Vol. M87 Page 15348

KNOW ALL MEN BY THESE PRESENTS, That THE BENJ. FRANKLIN FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL W. STEBBINS and MARGARET J. STEBBINS, HUSBAND AND WIFE and SUSAN L. SCRIMSHER, 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 9, BLOCK 12, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF 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, 1987-88 taxes which are now a lien but not yet payable. Regulations, including levies, liens and utility assessments of the City of Klamath Falls. Conditions, restrictions as shown on the recorded plat of Hot Springs Addition.

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 \$ 36,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, 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 3rd 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.

THE BENJ. FRANKLIN FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION

BY: William R. Thornton
Marilyn Sheets

STATE OF OREGON,

County of Multnomah) ss.

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Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Multnomah) ss.
August 3, 1987

Personally appeared WILLIAM R. THORNTON and MARILYN SHEETS

each for himself and not one for the other, did say that the former is the ASST. VICE-president and the latter is the ASST. 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:

Laurie Jones

Notary Public for Oregon

My commission expires: 12/18/87

(OFFICIAL SEAL)

THE BENJ. FRANKLIN FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION

501 S.E. HAWTHORNE BOULEVARD
PORTLAND, OREGON 97214

GRANTOR'S NAME AND ADDRESS

MICHAEL W. STEBBINS

1160 CRESCENT

KLAMATH FALLS, OREGON 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

ATC

NAME, ADDRESS, ZIP

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

MICHAEL W. STEBBINS

1160 CRESCENT

KLAMATH FALLS, OREGON 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 25th day of August, 1987, at 3:30 o'clock P.M., and recorded in book M87 on page 15348 or as file/reel number 78512

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pam Smith Deputy

Fee: \$10.00