

79948

Aspen Title # M-31472  
WARRANTY DEED

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17785

**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 STEVEN W. HUDSPETH and DENISE E. HUDSPETH, 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:

All Lot 11, Block 2, and that portion of Lot 10, said Block 2, THIRD ADDITION TO ALTAMONT ACRES, in the County of Klamath, State of Oregon, described as follows:

Commencing at the Southeast corner of said Lot 11; thence Easterly along the South line of Lot 10, 21.45 feet, more or less, to an iron pin set at the Southwest corner of premises sold to Henry E. Hilton and Frances Hilton; thence North along the West line of said Hilton premises 260.9 feet to an iron pin set in the North line of said Lot 10, which marks the Northwest corner of said Hilton premises; thence Westerly 26.45 feet, more or less, to the Northeast corner of Lot 11; thence South 260.9 feet to the place of beginning, all being in THIRD ADDITION TO ALTAMONT ACRES.

(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

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District. that  
claims
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346. is
4. Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801.340, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.
7. Taxes for the year 1987-88 are now a lien but not yet payable.

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SEP 30 PM 12 58

1. 1962-101-100-1001-00 THE BUREAU OF THE U.S. AIR FORCE  
OF COUNSEL AND OTHER REASONABLE REASONS  
REASONABLE TO BELIEVE THAT THE PROVISIONS OF THE BUREAU OF THE U.S. AIR FORCE  
WORTHY HOME AS SET FORTH BY COUNSEL AND OTHER REASONABLE REASONS TO  
W. V. A. IMPROVEMENT TOGETHER WITH THE BUREAU OF THE U.S. AIR FORCE  
HAS OBTAINED NO. 30. RECORDED WITH NO. 30. IN THE BUREAU OF THE U.S. AIR FORCE  
OBTAINED NO. 30. RECORDED WITH NO. 30. IN THE BUREAU OF THE U.S. AIR FORCE  
AND GRANTOR OF THE BUREAU OF THE U.S. AIR FORCE  
3. REASONABLE REASONS TO BELIEVE THAT THE PROVISIONS OF THE BUREAU OF THE U.S. AIR FORCE  
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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. **17786**

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 33,000.00  
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.)  
part of the

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 29 day of September, 19 87;  
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 DE-  
SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND BY: William R. Thornton  
USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING  
THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE BY: Marilyn Sheets  
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 instru-  
ment to be \_\_\_\_\_ voluntary act and deed.

Before me:  
(OFFICIAL  
SEAL) \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

STATE OF OREGON, County of Multnomah ) ss.  
September 29, 19 87  
Personally appeared William R. Thornton and  
Marilyn Sheets who, being duly sworn,  
each for himself and not one for the other, did say that the former is the  
Assistant Vice president and the latter is the  
Assistant secretary of THE BENJ. FRANKLIN  
FEDERAL SAVINGS AND LOAN ASSOCIATION, 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 by  
half 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:  
Paul M. [Signature]  
Notary Public for Oregon  
My commission expires: 5/26/91

THE BENJ. FRANKLIN FEDERAL SAVINGS AND LOAN  
ASSOCIATION, A CORPORATION  
501 S.E. HAWTHORNE BOULEVARD  
PORTLAND, OREGON 97214  
GRANTOR'S NAME AND ADDRESS

STEVEN W. HUDSPETH  
3247 LAVERNE AVENUE  
KLAMATH FALLS, OREGON 97603  
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:  
STEVEN W. HUDSPETH  
3247 LAVERNE AVENUE  
KLAMATH FALLS, OREGON 97603  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, }  
County of Klamath } ss.  
I certify that the within instru-  
ment was received for record on the  
30th day of September, 19 87,  
at 12:58 o'clock P.M., and recorded  
in book N87 on page 17785 or as  
file/reel number 79945  
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: \$15.00