

80340

WARRANTY DEED

Vol. M87

Page

18457



KNOW ALL MEN BY THESE PRESENTS, That

Klamath First Federal Savings and Loan Association

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Kenneth D. Swanson and Shelli D. Cantrell

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 1, Block 1, Nob Hill Subdivision Tract 1145, a resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, in 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 covenants, conditions, restrictions, easements, limitations, and rights of way of record affecting the herein described property.

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 \$ 8,500.00

Part of the consideration is in cash and part is in the form of a promissory note payable to the grantor by the grantee. (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 9th day of October, 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.

Klamath First Federal Savings and Loan Association

James D. Bocchi, President

Gerald V. Brown, Secretary

STATE OF OREGON, }
County of Klamath } ss.
1987

STATE OF OREGON, County of Klamath } ss.
October 9, 1987

Personally appeared the above named

Personally appeared James D. Bocchi and Gerald V. Brown, who, being duly sworn,

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of Klamath First

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 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Before me:
L. W. Owens

Notary Public for Oregon

My commission expires: 5-14-88

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Klamath First Federal Savings and Loan

P. O. Box 5270

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Kenneth D. Swanson and Shelli D. Cantrell

2263 Applegate

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings and Loan

P. O. Box 5270

Klamath Falls, Oregon 97601

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 } ss.

I certify that the within instrument was received for record on the 9th day of October, 1987, at 3:49 o'clock P.M., and recorded in book/reel/volume No. M87 on page 18457 or as fee/file/instrument/microfilm/reception No. 80340, 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