

21-00219

FORM No. 433-WARRANTY DEED (Individual or Corporate)

STEVENS-NESS LAW PUBLISHING CO. PORTLAND, OR. 97204

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WARRANTY DEED

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Association

KNOW ALL MEN BY THESE PRESENTS, That Klamath First Federal Savings and Loan

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lyle Clifford Nelson, a single man, 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:

The South one-half of Lot 16, Block 6, PLEASANT VIEW TRACTS, in the County of Klamath, State of Oregon.

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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 covenants, conditions, restrictions, easements, limitations, and rights of way of record affecting the herein described property.

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 \$ 21,500.00. (The sentence between the symbols (1) and (2), 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 23rd day of March, 1988; 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 _____

, 1988

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: _____

Klamath First Federal Savings and Loan
P. O. Box 5270
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Lyle Clifford Nelson
1901 Gary Street

Klamath Falls, Oregon 97603

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 notices shall be sent to the following address:
Same as above

NAME, ADDRESS, ZIP

KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

By: James D. Bocchi, President

By: Mary Bothwell, Treasurer

STATE OF OREGON, County of Klamath, March 23, 1988

Personally appeared James D. Bocchi and Mary Bothwell, 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 treasurer 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 the 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:
Notary Public for Oregon

My commission expires: 5-14-88

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 24th day of March, 1988, at 3:05 o'clock P.M., and recorded in book/reel/volume No. M88 on page 4134 or as fee/file/instrument/microfilm/reception No. 85555, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By: Ann Smith, Deputy

Fee: \$10.00