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85572

WARRANTY DEED

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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
 Gordon H. Wynant and Ronald D. Wynant or survivor
 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 2, Block 2, HODGES ADDITION TO THE TOWN OF MERRILL, in the County of Klamath, State of Oregon.

REC'D MAR 25 11 10 AM '88

(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 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 \$ 42,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 24th day of March, 19 88; 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

By: James D. Bocchi
 James D. Bocchi, President

By: Mary Bothwell
 Mary Bothwell

STATE OF OREGON,)
 County of _____) ss.
 _____, 19 _____

STATE OF OREGON, County of Klamath) ss.
 March 24, 19 88

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 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.

Personally appeared the above named _____

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

Before me:

Keith Owens
 Notary Public for Oregon

(OFFICIAL SEAL)

Notary Public for Oregon
 My commission expires: _____

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

Gordon H. Wynant and Ronald D. Wynant
 2212 Darrow Street
 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 25th day of March, 19 88, at 10:16 o'clock AM., and recorded in book/reel/volume No. M88 on page 4157 or as fee/file/instrument/microfilm/reception No. 85572, Record of Deeds of said county.

SPACE RESERVED FOR RECORDER'S USE

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By: P. Am. Smith Deputy