

MOUNTAIN TITLE COMPANY

86100

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That
WESTERN BANK, an Oregon banking corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
RONALD L. HAHN and CATHERINE L. HAHN, husband and wife
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Westerly 80 feet of Lots 1 and 2 in Block 66, BUENA VISTA ADDITION, according
to the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.

Klamath County Tax Account #3809-29B1-7890

MOUNTAIN TITLE COMPANY

"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."

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
all those of record and those apparent upon the land, if any, as of the date of this
deed
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 \$ 4,000.00

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 8th day of April, 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.

WESTERN BANK, an Oregon banking corporation

by: *Jeffrey R. McKinnon* VICE PRES
JEFFREY R. MCKINNON--VICE PRESIDENT

STATE OF OREGON, County of COOS) ss.
April 8, 1988

Personally appeared Jeffrey R. McKinnon

who, being duly sworn,
did say that he is the
Vice president of Western Bank

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 be-
half of said corporation by authority of its board of directors; and he
acknowledged said instrument to be its voluntary act and deed.

Before me:
Margaret Mentel
Notary Public for Oregon
My commission expires: 12-20-90

(OFFICIAL
SEAL)

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:

WESTERN BANK
P.O. Box 1377
Coos Bay, OR 97420

GRANTOR'S NAME AND ADDRESS

RONALD L. HAHN and CATHERINE L. HAHN
736 Lytton
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
11th day of April, 1988,
at 4:02 o'clock P.M., and recorded
in book M88 on page 5463 or as
file/reel number 86100
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By *Bernetha S. Smith* Deputy

Fee \$10.00

MOUNTAIN TITLE COMPANY