

OK

89844

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 Theodore C. dePolo, Marion S. dePolo, Theodore S. dePolo and Elaine L. dePolo, Jr. tenants with right of survivorship 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 that portion of Lots 456 and 457, Block 121 MILLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the Southeast corner of Lot 456 in said Block 121, and running thence North along the West line of Mitchell Street 40 feet; thence West at right angles 50 feet to the line between said Lot 456 and 457; thence South on said line 20 feet; thence West at right angles 30 feet; thence South parallel with Mitchell Street, 20 feet to the North line of the alley running East and West through said Block 121; thence East along the North line of alley 80 feet to the place of beginning.

(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 right 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 \$ 33,000.00. *(The whole part of the consideration (indicate which))* *(The sentence between the symbols ①, 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 29th day of July, 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.

Klamath First Federal Savings and Loan Association
By: James D. Bocchi, President
By: Gerald V. Brown, Secretary

STATE OF OREGON, }
County of } ss.
19, 1988.

STATE OF OREGON, County of Klamath } ss.
July 29, 1988.

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:
Notary Public for Oregon
My commission expires: 5-14-92

(OFFICIAL SEAL)

Before me:

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

Theodore C. dePolo, Marion S. dePolo
Theodore S. dePolo and Elaine L. dePolo

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

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath }

I certify that the within instrument was received for record on the 29th day of July, 1988, at 3:15 o'clock P. M. and recorded in book/reel/volume No. M88 on page 12184 or as fee/file/instrument/microfilm/reception No. 89844, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
NAME TITLE

Fee \$8.00

By: Pauline M. ... Deputy