

OK

93221

## WARRANTY DEED

Vol. m88 Page 18250

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  
Richard L. Bergeron  
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:  
Lots 5 and 6, Block 24, ...

Lots 5 and 6, Block 24, Second Addition to the City of Klamath Falls, in the County of Klamath, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(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 1988-89 Klamath County real property taxes, a lien not yet due; regulations of the City of Klamath Falls, including levies, liens and utility assessments; conditions, covenants and restrictions of record as of the date hereof 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, state:

Q How much?

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 2,250.00.  
~~On or before the date of consummation of this sale or other disposition of all or any part and parcel thereof against the lawful claims~~  
~~of the whole or any part of the consideration consisting of or including other money or value given or promised which is~~  
 In construing this deed and where the context so requires, the singular includes the plural.  
 changes shall be implied to conform to the foregoing provisions.

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 26th day of October, 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.

Western Bank, an Oregon Banking Corporation  
By: *Jeffrey R. McKinnon* Vice President  
Jeffrey R. McKinnon, Vice President

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

STATE OF OREGON, County of \_\_\_\_\_ Goos  
October 26 \_\_\_\_\_, 1988 \_\_\_\_\_ ss.

Personally appeared Jeffrey R. McKinnon

*Personally appeared the above named*

..... who, being duly sworn,  
 ..... did say that ~~the~~ <sup>he</sup> ~~XXXXXX~~ is the  
 vice president ~~and XXXXX XXXXX is the~~  
 ..... of  
 H.

.....and acknowledged the foregoing instru-  
ment to be.....voluntary act and deed.

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 behalf of said corporation by authority of its board of directors; and they hereby acknowledged said instrument to be its voluntary act and deed.

*Before me:*

Before me:  
Susan K. Beece

(OFFICIAL  
SEAL)

*Notary Public for Oregon*  
*My commission expires:*

Notary Public for Oregon

My commission expires: 7-7-92

(If executed by a corporation,  
affix corporate seal)

Western Bank  
290 South Fourth Street  
Coos Bay, Oregon 97420

Richard L. Bergeron  
1920 Worden  
Klamath Falls, Oregon 97601

**After recording return to:**

Richard L. Bergeron  
1920 Worden  
Klamath Falls, OR 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 28th day of Oct., 1988., at 11:20 o'clock A.M., and recorded in book/reel/volume No. M88 on page 18250 or as fee/file/instrument/microfilm/reception No. 93221, Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk

Fee \$8.00

By Pauline Muller Deputy