

OK

93506

WARRANTY DEED

Vol. m88 Page 18737KNOW 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 John Pigeon and Martha Pigeon, Husband and Wife, 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:

Lot 81, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, in the County of Klamath and State of Oregon.

(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 as detailed in the attached exhibit A all of record as of the date of recording 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, stated in terms of dollars, is \$ 34,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 28th 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.

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

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: _____

Western Bank, an Oregon banking corporation
By: Jeffrey R. McKinnon

Jeffrey R. McKinnon - Vice President

STATE OF OREGON, County of Coos,) ss.
October 28, 1988

Personally appeared Jeffrey R. McKinnon who, being duly sworn,

did say that he is the vice president and authorized officer 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 behalf of said corporation by authority of its board of directors, and acknowledged said instrument to be its voluntary act and deed.

Before me:

MARQUET MENTCH

Notary Public for Oregon

My commission expires: 12-20-90

(OFFICIAL SEAL)
I, _____, a corporation,
if executed by a corporation,
affix corporate seal

Western Bank
290 South Fourth Street
Coos Bay, Oregon 97420
GRANTOR'S NAME AND ADDRESS

John and Martha Pigeon
3831 Hope Street
Klamath Falls, Oregon 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

John and Martha Pigeon
3831 Hope Street
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

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

John and Martha Pigeon
3831 Hope Street
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

88 NOV 4 AM 10 53

1. Taxes for 1988-89, a lien payable but not yet due:
 Amount: \$1,176.50
 Code: 1
 Map: 3809-34CB
 TL #: 1800
 Key No.: 443559
 (Good thru November 15, 1988)
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Conditions, Restrictions as shown on the recorded plat of Merrymans Replat of vacated portion of Orchard Manor.
4. Easement for utilities over and across the premises formerly included within the boundaries of Old Orchard Manor, now vacated, if any such exist.
5. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
6. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:
 Recorded: February 20, 1951
 Book: 245
 Page: 361

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 4th day
 of Nov. A.D., 1988 at 10:53 o'clock A M., and duly recorded in Vol. M88,
 of Deeds on Page 18737,
 Evelyn Biehn
 County Clerk
 By Pauline Mulendore

FEE \$13.00