

53702

WARRANTY DEED

Vol. m88 Page 19041

KNOW ALL MEN BY THESE PRESENTS, That
PHILLIP G. REYNOLDS, JR. AND SHERRY DEE REYNOLDS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
JOEL L. BANK AND VICKI R. BANK, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The North 70 feet of Lot 2 Block 3, Pleasant View Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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

See attached Exhibit A

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 \$ 41,500.00
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 31ST day of DECEMBER, 1987; 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.

Sherry Dee Reynolds Allen
Phillip G. Reynolds Jr.

STATE OF OREGON,

County of KLAMATH } ss.
DECEMBER 31, 1987

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

Personally appeared _____ and _____ 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 _____

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:

Personally appeared the above named SHERRY DEE REYNOLDS ALLEN

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

Before me, _____ (OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-21-88

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Joel L. Bank
P.O. Box 1433
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Mr. & Mrs. Joel L. Bank
P.O. Box 1433
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of _____) ss.

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

SUBJECT TO:

1. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
2. Rules, regulations and assessments of South Suburban Sanitary District.
3. Mortgage, including the terms and provisions thereof, recorded May 27, 1976 in Volume M76 page 7882, Mortgage records of Klamath County, Oregon, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which Mortgage Grantees herein agree to assume and pay according to the terms and provisions contained therein.
4. Mortgage, including the terms and provisions thereof, recorded April 26, 1979 in Volume M79 page 9424, Mortgage Records of Klamath County, Oregon, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which Mortgage Grantees herein agree to assume and pay according to the terms and provisions contained therein.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Yamhill } ss.

BE IT REMEMBERED, That on this 6th day of January, 1988, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Philip P. Reynolds Jr.

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Barbara J. Fourn
Notary Public for Oregon.

My Commission expires Sept. 19, 1991

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 10th day of Nov. A.D., 19 88 at 9:12 o'clock A. M., and duly recorded in Vol. M88 of Deeds on Page 19041.

FEE \$13.00

Evelyn Biehn, County Clerk

By Paulene Mulholland