

OK

95613

SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That FIRST INTERSTATE BANK OF OREGON, N.A.
Trustee of the Hattie Gay 1978 Trust, hereinafter called grantor,
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto VERNON L. WOODFILL
and KAREN K. WOODFILL, Husband and wife
hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County
of Klamath, State of Oregon, described as follows, to-wit:

Lot 13, Block 10, Tract No. 1108 SEVENTH ADDITION TO SUNSET VILLAGE, according to the
official plat thereof on file in the office of the County Clerk of Klamath County,
Oregon.

Tax Account No 3909 012BD 00900

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns
that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will war-
rant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons
claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 54,500.00

~~THE GRANTOR HEREBY WARRANTS THAT THE PROPERTY IS FREE FROM ALL ENCUMBRANCES, INCLUDING BUT NOT LIMITED TO, MORTGAGES, LIENS, EASEMENTS, AND OTHER INTERESTS, UNLESS OTHERWISE SPECIFIED IN THIS DEED.~~

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 3rd day of JAN, 1989;
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 DE-
SCRIBED 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 _____

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 _____

STATE OF OREGON, County of Lane) ss.
January 3, 1989

Personally appeared Rod Noite and
Mark Biel _____ who, being duly sworn,

each for himself and not one for the other, did say that the former is the
Investment Officer ~~xxxxxx~~ and that the latter is the
Real Estate Officer ~~xxxxxx~~ of First Inter-
state Bank of Oregon, N.A.

~~and that the latter is the Real Estate Officer of First Inter-
state Bank of Oregon, N.A. a corporation,
and that the former is the Investment Officer of First Inter-
state Bank of Oregon, N.A. a corporation, and that said instrument was signed and sealed by the
half 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:

Mark Biel
Notary Public for Oregon

My commission expires: 5/6/89(OFFICIAL
SEAL)(If executed by a corporation,
affix corporate seal)

First Interstate Banke, Trustee for
Hattie Gay 1978 Trust
Eugene Main Branch, Eugene, OR

GRANTOR'S NAME AND ADDRESS

Woodfill
1249 South Clover Ave
San Jose, CA 95128

GRANTEE'S NAME AND ADDRESS

After recording return to:

Woodfill
above address

NAME, ADDRESS, ZIP

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

Klamath 1st Federal
previously instructed

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
4th day of Jan, 1989,
at 3:30 o'clock P.M., and recorded
in book/reel/volume No. M89
on
page 164 or as fee/file/instru-
ment/microfilm/reception No. 95613,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Douglas M. Mendenhall Deputy

Fee \$8.00

89 JAN 4 PM 3 30