

96892

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FORM No. 633—WARRANTY DEED (Individual or Corporate).  
1-1-74

Aspen # 01033049

STEVENS-HESS LAW PUBLISHING CO., PORTLAND, OR. 97204

## WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That BENJ. FRANKLIN FEDERAL SAVINGS AND LOAN ASSOCIATION, A U.S. CORPORATION hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM P. GROOMER and MARY E. GROOMER, 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:

A parcel of land lying in the SE 1/4 of NW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the West line of said SE 1/4 NW 1/4, which is North 0 degrees 35' West 966.2 feet from the Southwest corner of said SE 1/4 NW 1/4; thence North 0 degrees 35' West along said West line a distance of 75 feet; thence North 89 degrees 25' East 135 feet; thence South 0 degrees 35' East 75 feet; thence South 89 degrees 25' West 135 feet to the point 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 except Covenants, Conditions, Restriction, Reservations, and Easements of record.

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 \$ 18,000.00

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 ©, 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 6th day of February, 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 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 \_\_\_\_\_, 19\_\_\_\_ ss.

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: \_\_\_\_\_

STATE OF OREGON, County of Multnomah ) ss.  
February 6th, 1989

Personally appeared Larry L. Snell and Marilyn Kemp who, being duly sworn,

each for himself and not one for the other, did say that the former is the Vice president and that the latter is the Assistant secretary of BENJ. FRANKLIN 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: 5/26/91

(OFFICIAL SEAL)

Benj. Franklin Federal Savings and Loan Association, a U.S. Corporation  
501 SE Hawthorne Blvd.  
Portland, OR 97214  
GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

William P. Groomer  
HC-63, Box 894 A  
Sprague River, OR 97639  
NAME, ADDRESS, ZIP

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

As Above

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of Feb., 1989, at 11:05 o'clock A.M., and recorded in book M89 on page 2481 or as file/reel number 96892, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
B. Pauline Muelendore, Deputy

Fee \$8.00