

97231

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That THE BENJ. FRANKLIN FEDERAL SAVINGS AND LOAN ASSOCIATION, A U.S. CORPORATION hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANNY RAY WEST and LISA DAWN WEST, 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:

LOT THREE (3), IN BLOCK TWO HUNDRED SIXTEEN (216) MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, 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 Subject to Easements and Rights of way of record and apparent on the Land.

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 \$ 22,000.00 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 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 14th 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

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:

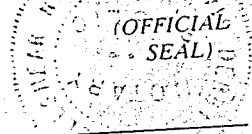
THE BENJ. FRANKLIN FEDERAL SAVINGS AND LOAN ASSOCIATION, A U.S. CORPORATION
BY: *Stan Kazebee*
BY: *Marilyn Kemp*

STATE OF OREGON, County of Multnomah, ss.
February 14, 1989.

Personally appeared Stan Kazebee 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 The Benj. Franklin Federal Savings & 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: *Debbie J. Hughes*

Notary Public for Oregon
My commission expires: 11/15/89



THE BENJ. FRANKLIN FEDERAL SAVINGS AND LOAN ASSOCIATION, A U.S. CORPORATION
501 S.E. HAWTHORNE BOULEVARD
PORTLAND, OREGON 97214

GRANTOR'S NAME AND ADDRESS
DANNY RAY WEST
2242 WHITE AVENUE
KLAMATH FALLS, OREGON 97601

GRANTEE'S NAME AND ADDRESS
Mr. & Mrs. Danny West
2242 White ave.
Klamath Falls, Oregon 97601

After recording return to:

NAME, ADDRESS, ZIP
DANNY RAY WEST
2242 WHITE AVENUE
KLAMATH FALLS, OREGON 97601

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

NAME, ADDRESS, ZIP
DANNY RAY WEST
2242 WHITE AVENUE
KLAMATH FALLS, OREGON 97601

STATE OF OREGON, } ss.

County of Klamath
I certify that the within instrument was received for record on the 16th day of Feb., 1989 at 2:40 o'clock P.M., and recorded in book M89 on page 2979 or as file/reel number 97231
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

Debbie J. Hughes Deputy

Fee \$8.00

WD-0075017X 488

ORIGINAL