

1-1-74

97540

WARRANTY DEED

Vol. m89 Page 3491

KNOW ALL MEN BY THESE PRESENTS, That Frank D. Rollins and Diane Rollins

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Patricia Marie Rollins, 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 1, Block 2, FAIRVIEW ADDITION NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Deed of trust in favor of Klamath First Federal Savings and Loan Association, recorded in vol. M86, page 16747, Mortgage Records, Klamath County, Oregon, which deed of trust and promissory note the grantee does hereby assume and agree to pay according to the terms thereof.

(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

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 \$ 15,000.00

⓪ However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ⓪ (The sentence between the symbols ⓪, 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 21st 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.

Frank D. Rollins
Diane Rollins

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.
February 27, 19 89

Personally appeared the above named Frank D. Rollins and Diane Rollins

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-6-90

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 _____

_____, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Frank D. & Diane Rollins
2934 Front St
Klamath Falls OR 97601
GRANTOR'S NAME AND ADDRESS
Patricia M. Rollins
1630 Oregon Ave
Klamath Falls OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal S & L
540 Main St
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 28th day of Feb., 19 89, at 10:41 o'clock A.M., and recorded in book/reel/volume No. M89 on page 3491 or as document/fee/file/instrument/microfilm No. 97540. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.
NAME TITLE

By Diane M. Biehn, Deputy

Fee \$8.00