

98639

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That SOUTH VALLEY STATE BANK, an Oregon

Banking Corporation
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JERRY E. MAGNESS
 and MARCIA A. MAGNESS, as tenants by the entirety, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 3, Block 6, TRACT NO. 1140 LYNNEWOOD FIRST ADDITION, according to the official
 plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No: 3808 025DD 07200

MOUNTAIN TITLE COMPANY

"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."

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, restrictions, easements, reservations, those of record and apparent and that
 to the land as of the date of this deed.

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 \$ 80,500.00

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 30 day of January March, 19 89;
 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.

(If executed by a corporation,
 affix corporate seal)

South Valley State Bank

by: Alan Craigmiles
 Alan Craigmiles, President

STATE OF OREGON,)
 County of _____) ss.
 _____, 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 Klamath) ss.
January March 30, 19 89

Personally appeared _____ and
 Alan Craigmiles _____ who, being duly sworn,
 each for himself and not one for the other, did say that the former is the
 president and the latter is the
 secretary of _____

South Valley State Bank

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:

Sally A. Clear

Notary Public for Oregon

My commission expires: 12-13-91

SVSB

5215 South 6th
 Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Magness

891 Ponderosa
 Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Magness

above address

NAME, ADDRESS, ZIP

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

Klamath First Federal

2943 South Sixth

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instru-
 ment was received for record on the
 31st day of March, 19 89,
 at 12:48 o'clock p.m., and recorded
 in book M89 on page 5434 or as
 file/reel number 98639

Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Evelyn Biehn, County Clerk
 Recording Officer
 By Darlene Muldare Deputy

Fee \$8.00

MOUNTAIN TITLE COMPANY