

13 MTC-21130P
KNOW ALL MEN BY THESE PRESENTS, That AMERICAN SAVINGS AND LOAN ASSOCIATION (a Federal Association doing business as Willamette Savings and Loan Association, F.A.) hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DEBBIE A. ORMSBY & STEVEN W. LEWIS, not as tenants in common but with the right of survivorship hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the 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 2 in Block 4 of TRACT NO. 1083, CEDAR TRAILS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 4008-20B0-1600

"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 and the above granted premises, free from all encumbrances **EXCEPT** those of record and apparent upon the land, if any, as of the date of this deed,

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 \$ 65,500.00.
~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 65,500.00.
If the actual consideration paid for this transfer, stated in terms of dollars, is not applicable, it should be deleted.~~

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 8th day of May, 19 89 ; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by AMERICAN SAVINGS AND LOAN ASSOCIATION (a Federal Association doing business as Willamette Savings and Loan Association, F.A.)

By: [Signature]

STATE OF OREGON,)
County of _____) ss.
_____, 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: _____

STATE OF OREGON, County of Lane) ss.
May 8, 19 89.

Personally appeared Susan D. Pierce and N/A who, being duly sworn, each for himself and not one for the other, did say that the former is the REO Dept. Manager ~~president~~ and that the latter is the N/A secretary of Willamette 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: [Signature] (OFFICIAL SEAL)
MARLENE L. BOUCH
Notary Public for Oregon
My commission expires: _____

American Savings and Loan Association dba
Willamette Savings and Loan Association
PO BOX 1175 Eugene OR 97440
GRANTOR'S NAME AND ADDRESS

Debbie A. Ormsby & Steven W. Lewis
PO BOX 718
Keno OR 97627
GRANTEE'S NAME AND ADDRESS

After recording return to:
Debbie A. Ormsby & Steven W. Lewis
PO BOX 718
Keno OR 97627
NAME, ADDRESS, ZIP

Debbie A. Ormsby & Steven W. Lewis
PO BOX 118
Keno OR 97627
NAME, ADDRESS, ZIP

SPAC. RESERVED
FOR
RECORDER'S USE

MY COMMISSION EXPIRES 2/1/97
STATE OF OREGON

County of Klamath ss.
I certify that the within instrument was received for record on the 11th day of May, 19 89, at 11:06 o'clock A.M. and recorded in book M89 on page 8050 or as file/reel number 13.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
B. O. [Signature] Deputy

Fee \$8.00

MOUNTAIN-TITLE-COMPANY

MOUNTAIN-TITLE-COMPANY