

OK

2660

WARRANTY DEED

Vol. m89 Page 12983KNOW ALL MEN BY THESE PRESENTS, That GARY T. WHITTLE and SANDRA J. WHITTLE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SOUTH VALLEY STATE BANK, an Oregon Banking Corporation, 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:

SEE ATTACHED EXHIBIT A

(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 \$ 164,256.18

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 12 day of July, 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.

Gary T. Whittle  
Gary T. Whittle

Sandra J. Whittle  
Sandra J. Whittle

STATE OF OREGON,

County of JacksonJuly 12, 1989

Personally appeared the above named

Gary T. WhittleSandra J. Whittle

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

BEFORE ME,  
(OFFICIAL SEAL)  
Notary Public for Oregon

My commission expires:

9-26-92

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:

(If executed by a corporation, affix corporate seal)

Gary &amp; Sandra Whittle

P.O. Box 1488

Medford, OR 97501

GRANTOR'S NAME AND ADDRESS

South Valley State Bank

P.O. Box 5210

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

South Valley State Bank

NAME, ADDRESS, ZIP

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

South Valley State Bank

P.O. Box 5210

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/title/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED FOR RECORDER'S USE

89 JUL 17 AM 10 30

## EXHIBIT A

Lots 13, 14, 15, 16, 17 and 18 in Block 5, SECOND HOT SPRINGS ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO, Lot 21 and a portion of Lot 22 all in Block 5, SECOND HOT SPRINGS ADDITION to Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a three-fourths inch iron pin on the most Easterly corner of said Lot 22, said point being on the intersection of Spring Street and Esplanade Avenue; thence South 25 degrees 52 minutes West along the Easterly line of said Lots 22 and 21 a distance of 67.80 feet to a one-half inch iron pin on the Southeast corner of Lot 21; thence North 64 degrees 03 minutes West along the Southerly line of said Lot 21 a distance of 111.19 feet to a concrete nail on the Southwesterly corner of said Lot 21; thence North 29 degrees 34 minutes East along the Westerly line of said Lots 21 and 22 a distance of 44.22 feet to a point that is South 29 degrees 34 minutes West a distance of 85.78 feet from the one-half inch iron pin marking the most Northerly corner of said Lot 22, said point also being 1.0 feet Southeasterly measured at right angles from an existing steel fence; thence North 56 degrees 56 minutes East a distance of 76.18 feet to a point on the Northerly line of said Lot 22, said point being 1.4 feet Southeasterly, measured at right angles from an existing steel fence; thence South 33 degrees 04 minutes East along the Northerly line of said Lot 22 a distance of 80.57 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of South Valley State Bank the 17th day  
of July A.D., 19 89 at 10:30 o'clock AM., and duly recorded in Vol. M89  
of Deeds on Page 12983

FEE \$13.00

Evelyn Biehn . County Clerk

By Dorlene Millard

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