

OK

2790

WARRANTY DEED

ATC # 05033443

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KNOW ALL MEN BY THESE PRESENTS, That Western Bank, an Oregon banking corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Roberto Khan, Nellie A. Khan & Luz A. Pablo, as Tenants in Common, each with an undivided one-third interest, 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 10, Block 1, First Addition to Loma Linda Heights, in the County of Klamath, State of 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 except as detailed in the attached Exhibit 'A' that by reference herein forms and is made a part hereof

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 \$5,750.00

However, the actual consideration paid for this transfer of the above described premises is the whole consideration (indicate which) (The sentence between the symbols ©, 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 11th day of June, 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.

Western Bank, an Oregon Banking corporation

By: Jeffrey R. McKinnon, Vice President

STATE OF OREGON,)
County of) ss.
19

STATE OF OREGON, County of Coos) ss.
June 1989

Personally appeared Jeffrey R. McKinnon, who, being duly sworn, did say that he is the vice president of Western 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 he acknowledged said instrument to be its voluntary act and deed.

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:

Before me:
Susan K. Beebe
Notary Public for Oregon
My commission expires: 7-7-92

(If executed by a corporation, affix corporate seal)

Western Bank
290 South Fourth Street
Coos Bay, Oregon 97420
GRANTOR'S NAME AND ADDRESS
Roberto Khan, Nellie A. Khan and Luz A. Pablo
2037 Wonderama Drive
San Jose, California 95153
GRANTEE'S NAME AND ADDRESS
After recording return to:
Roberto Khan, Nellie A. Khan and Luz A. Pablo
2037 Wonderama Drive
San Jose, California 95153
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Robert Khan, Nellie A. Khan and Luz A. Pablo
2037 Wonderama Drive
San Jose, California 95153
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of 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/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.
By Deputy

EXHIBIT 'A'

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

2. Conditions, Restrictions as shown on the recorded plat of First Addition to Loma Linda Heights.

3. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:

Recorded: August 17, 1964
Book: 335
Page: 361

Amended by instrument:

Recorded: January 15, 1968
Book: M-68
Page: 351

4. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:

Recorded: March 25, 1932
Book: 97
Page: 177

5. Underground electric service agreement, including the terms and provisions thereof:

Recorded: January 3, 1967
Book: M-67
Page: 36

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 20th day
of July A.D. 19 89 at 11:16 o'clock A M., and duly recorded in Vol. M89
of Deeds on Page 13207.

FEE \$13.00

Evelyn Biehn, County Clerk

By Debbie Mullendare