

82522 3425

WARRANTY DEED

Vol. m89 Page 12755

KNOW ALL MEN BY THESE PRESENTS, That TRUSTEE OF THE PATRICIA T. MEYER FAMILY

Vol. m89 Page 14287

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SHARON J. JAMES, a single person, 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 18 in Block 40 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Account No. 1-3809-28CA-13300

**** THIS INSTRUMENT IS BEING RE-RECORDED TO CORRECT CONSIDERATION. ****

"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 record and apparent to the land,

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 \$ ~~40,000.00~~ 52,000. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 10 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.

Trustee of the Patricia T. Meyer Family Trust

STATE OF OREGON, County of) ss.

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)

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



(OFFICIAL SEAL) Donela L. McDermott Notary Public for Oregon My commission expires: July 16, 1991

Patricia Meyer
4819 American River Drive
Carmichael, CA 95608

GRANTOR'S NAME AND ADDRESS

Sharon J. James
1935 Auburn Street
Klamath Falls, OR 97603
KIAMATH FIRST FEDERAL S&L
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&L
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603

NAME, ADDRESS, ZIP

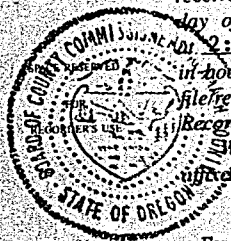
STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 12th day of July, 1989,

at 2:13 o'clock P.M., and recorded in book M89 on page 12755 or as filed number 2522

Record of Deeds of said county. Witness my hand and seal of County



Evelyn Biehn, County Clerk
Recording Officer
By Pauline M. Mulder Deputy

Fee \$8.00

INDEXED

3448

14288

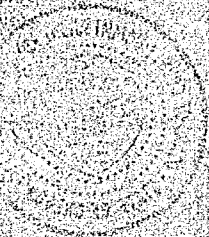
STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 3rd day
of Aug. A.D., 19 89 at 9:24 o'clock A M., and duly recorded in Vol. M89
of Deeds on Page 14287
By Evelyn Biehn County Clerk

FEE \$13.00

By Daniel M. Mendenhall

RECORDED
JAN 10 1990
COUNTY OF CLATSOP
CLERK OF COUNTY



INDEXED