

OK

3668

WARRANTY DEED

ATC # 05033444



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 Luz A. Pablo

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 11, Block 1, Third Addition to East Hills Estates, 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' which 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 \$5,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 17th 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.....

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 Coos

June 7

19 89

Personally appeared Jeffrey R. McKinnon

ss.

who, being duly sworn,

vice

president and that the latter is the

secretary 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 acknowledged said instrument to be its voluntary act and deed.

Before me:

Susan K. Beel

Notary Public for Oregon

My commission expires: 7-7-92

(If executed by a corporation, this space must be filled)

Western Bank

290 South Fourth Street

Coos Bay, Oregon 97420

GRANTOR'S NAME AND ADDRESS

Luz A. Pablo

2037 Wonderama Drive

San Jose, California 95148

GRANTEE'S NAME AND ADDRESS

After recording return to:

Luz A. Pablo

2037 Wonderama Drive

San Jose, California 95148

NAME, ADDRESS, ZIP

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

Luz A. Pablo

2037 Wonderama Drive

San Jose, California 95148

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

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

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EXHIBIT 'A' Arc # 05033444

1. Conditions, Restrictions as shown on the recorded plat of Third Addition to East Hills Estates.

2. Regulations, including levies, assessments, water and irrigation and drainage rights, and easements for ditches and canals of Basin View Drainage District.

3. This property lies within and is subject to the levies and assessments of the Moyina Water District.

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

appearing of record:

Recorded: June 11, 1979
Book: M-79
Page: 13704

5. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1983 in Book M-83 at page 8062 and as per Ordinance No. 30, recorded May 30, 1986 in Book M-86 at page 9346 and as per Ordinance No. 31, recorded January 6, 1988 in Book M-88 at page 207.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 9th day
of Aug. A.D., 19 89 at 10:39 o'clock A.M., and duly recorded in Vol. M89,
of Deeds on Page 14729

Evelyn Biehn
By Pauline Mulvender County Clerk

FEE \$13.00