

6347

WARRANTY DEED

PORTIA C. MARX

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KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN L. HERYFORD AND JACQUELINE HERYFORD, HUSBAND AND WIFE, 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:

Lots 2 and 3 of LAKEWOOD HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 190 3808 023BC 300 Key No. 423161
Tax Account No. 190 3808 023BC 400 Key No. 423143

"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 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 \$ 56,000.00. However, the actual consideration consists of or includes other property or value given or promised which has the whole 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.

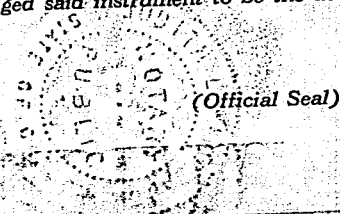
In Witness Whereof, the grantor has executed this instrument this 11th day of October, 19 89; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Portia C. Marx by Donald R. Crane
her attorney in fact

STATE OF OREGON,

County of Klamath } ss.

On this the 11th day of October, 19 89, personally appeared Donald R. Crane, who, being duly sworn (or affirmed), did say that he is the attorney in fact for Portia C. Marx and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.



Before me:

Judith L. Morgado
(Signature)
Joan Closer
(Title of Officer)

Portia C. Marx
c/o KFF

GRANTOR'S NAME AND ADDRESS

Steven L. & Jacqueline Heryford
2981 Lakeshore Drive
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

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

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

KLAMATH FIRST FEDERAL S&LA
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 Oct., 19 89, at 10:17 o'clock AM., and recorded in book M89 on page 19360 or as file/reel number 6347.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED

FOR

RECORDER'S USE

Evelyn Biehn, County Clerk
Recording Officer

B. Pauline Muelendorp Deputy

Fee \$8.00