

6616 22385 P

SPECIAL WARRANTY DEED

Vol. m89 Page 19879

KNOW ALL MEN BY THESE PRESENTS, That PACIFIC FIRST BANK, F.S.B., as successor in interest to Community First Federal Savings, a Federal corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto TIMOTHY G. ENGQUIST hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The S $\frac{1}{2}$  of Lot 19, Block 7, ALTAMONT ACRES, According to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3909-10AC-3500

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.

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 20,000.00.

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 5TH day of October, 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.

PACIFIC FIRST BANK, F.S.B.

By: William T. Brice, Vice President

STATE OF OREGON,

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

Personally appeared \_\_\_\_\_

ment to be \_\_\_\_\_

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires \_\_\_\_\_

Washington

STATE OF OREGON, County of \_\_\_\_\_

October 5, 1989

Pierce

ss.

Personally appeared \_\_\_\_\_

William T. Brice

and

each for himself and not one for the other, did say that the former is the Vice \_\_\_\_\_

president and that the latter is the

secretary of \_\_\_\_\_

Pacific First Bank, F.S.B.

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:

Susanah Nuriel

Notary Public for Oregon, Washington

My commission expires: 6-8-92

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

PACIFIC FIRST BANK, F.S.B.

1331 S. Broadway

Tacoma, WA 98401

GRANTOR'S NAME AND ADDRESS

TIMOTHY G. ENGQUIST

333 Sunrise Blvd, Suite L

Rancho Cordova, CA

GRANTEE'S NAME AND ADDRESS

After recording return to:

Timothy G. Engquist

3333 Sunrise Blvd, Suite L

Rancho Cordova, CA

NAME, ADDRESS, ZIP

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

Timothy G. Engquist

(Same Address as above)

NAME, ADDRESS, ZIP

STATE OF OREGON,

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

I certify that the within instrument was received for record on the 18th day of \_\_\_\_\_ Oct., 1989, at 3:52 o'clock P.M., and recorded in book/real/volume No. M89 on page 19879 or as fee/file/instrument/microfilm/reception No. 6616, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Susanah Nuriel Deputy

Fee \$8.00

SPACE RESERVED  
FOR  
RECORDER'S USE

89 OCT 12 PM 3 59