8912 MTC 22464 <u>-(</u>); WARRANTY DEED KNOW ALL MEN BY THESE PRESENTS, That of AMERICAN SAVINGS & LOAN ASSOCIATION a Utah ASSOCIATION a division corporation nov known as AMERICAN SAVINGS AND LOAN ASSOCIATION a Federal Association hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION 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 apper-See Attached Legal Description made a part herein and State of Oregon, described as follows, to wit: 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 some 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 all those of record and those apparent upon the land, if any, as of the date of this deed 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 \$ 80,000.00 ARECORDEX CONSIDERED BAXARDON CAR LEADER STRUCTURE CONSIDERAX RECORDERAX RECORDERAX STRUCTURE AND A CONSIDERATION OF A C 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 \_\_\_\_\_ day of \_\_\_\_\_\_ OUNTA if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by WILLAMETTE SAVINGS & LOAN ASSOCIATION, a division of AMERICAN SAVINGS & LOAN ASSOCIATI a Utah Corporation now known as AMERICAN SAVINGS AND LOAN ASSOCIATION, a Federal Corp. by: STATE OF OREGON, STATE OF OREGON, County of \_\_\_\_ Could of houston on als ) 55. 8,19:39 1200mtsor 19 Personally appeared tour roles and Personally appeared the above named\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the Dice \_\_\_ president and that the latter is the sovings of Loon secretary of Willowette \_ and acknowledgea' the foregoing instrument and that the seal affixed to the foregoing instrument is the corporate \_, a corporation, 10 be voluntary act and deed. 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 ment acknowledged said instrument to be is voluntary act and Before me: Out & Stant (OFFICIAL Before ine: HEATHER L. STOUT (OFFICIAL SEAL) Notary Public for Oregon Notary Public SATORE BUBLIC - OREGON SEAL) My commission expires: 14y commission expires 10-27-21 Willamette Savings & Loan 100 SW Mairket STATE OF OREGON, Portland, OR GRANTOR'S NAME AND ADDRIS SS. County of\_ Klamath First Federal Savings & Loan I cerify that the within instrument was 540 Main Street received for record on the Klamath Falls, OR 97601 day of 19 at o'clock .M., and recorded ACE RESI RVED in book on page. Klamath First Federal or as FOR file/reel number allove address RECONDER Record of Deeds of said county. Witness my hand and real of County NAME, ADDRESS: 24 affixed. rails, change is requested all tix statements shall be sen to the follo Klamath First Federal atove address Recording Officer By Deput

23938

## EXHIBIT "A" LEGAL DESCRIPTION

## PARCEL 1:

a-821 8.5

Beginning at a point 30 feet South and 30 feet West of the quarter Section corner between Sections 1 and 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 396.7 feet; thence North 70 degrees 19' West, 59.9 feet; thence North 376.5 feet; thence Sast 56.4 feet to the place of beginning.

SAVING AND EXCEPTING a portion of the NE1/4 SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a one-half inch iron pin on the West line of Madison Street and the Northerly bank of the Enterprise Canal which iron pin bears South 30.0 feet and West 30.0 feet and South 396.7 feet from the East guarter corner of said Section 2; thence along the Northerly bank of the Enterprise Canal North 70 degrees 19' West a distance of 123.1 feet to a one inch iron axle; thence North a distance of 85.6 feet to a point; thence Hast parallel with the South right of way line of South Sixth Street, a distance of 115.9 feet to a point on the West line of Madison Street; thence South along said West line a distance of 126.7 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its State Highway Commission for the widening of South Sixth Street by Deed recorded June 12, 1964 in Volume 353, page 439, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM a parcel of land lying in the NE1/4 SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of that property described in that Deed to F.E. and W.T. Lewis, recorded in Book 343, page 312, Klamath County Records of Deeds, said parcel described as follows:

Beginning on the East line of said property at a point 25 feet South of the right of way line of the Klamath Falls-Lakeview Highway; thence North along said East line a distance of 25 feet to the said right of way line; thence West along said right of way line a distance of 25 feet; thence Southeasterly in a straight line to the point of beginning.

Tax Account No.: 3909-002DA-00100

## PARCEL 2:

Beginning at a point 30 feet South and 86.4 feet West of the quarter section corner between Sections 1 and 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 376.5 feet; thence North 70 degrees 19' West 63.2 feet; thence North 355.6 feet; thence East 59.5 feet to the place of beginning.

EXCEPTING THERE ROM that portion conveyed to the State of Oregon, by and through its State Highway Commission in Deed recorded July 1, 1964 in Volume 354, page 251, Deed Records of Klamath County, Oregon.

ALSO EXCHPTING THEREFRON that portion described as follows:

Beginning at a point 30 feet South and 86.4 feet West of the quarter Section corner between Sections 1 and 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South 376.5 feet to the point of beginning of this description; thence North 70 degrees 19' West 63.2 feet; thence North 85.6 feet; thence East 59.5 feet; thence South 105.5 feet to the point of beginning.

Tax Account No.: 3909-002DA-00300

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## STATE OF OREGON: COUNTY OF KLAMATH:

f	<u>Dec.</u> \$18.00		<u>Mointain Titl</u> 8) at 10: <u>Deeds</u>	0	<u>AM.</u> , and duly recorded in Vol. <u>M89</u> n Page <u>23937</u> yn Biehn County Clerk <u>Oxecline</u> , <u>Muelindso</u>
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