

OK

15755

WARRANTY DEED

Vol 90 Page 10824

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 Todd L. Kellstrom and Scott C. Kellstrom, Not as Tenants in Common, but with the full rights of survivorship and 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:

The Southerly 79.7 feet of Lots 10, 11, 12 and 13 in Block 9 of RAILROAD ADDITION to the City of Klamath Falls, in the County of Klamath, State of Oregon.

Tax Acct. No: 001-3809-33BB-1900

(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" that by reference herein forms and is made a part hereof

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 \$5,750.00.
~~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 ©, 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 31st day of May, 1990; 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.

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

May 31

, 19 90

} ss.

Personally appeared _____

Trish A. Bars

and

who, being duly sworn,

each for himself and not one for the other, did say that the former is the Special Asset Officer _____ 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 each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Susan K. Beer

Notary Public for Oregon

My commission expires: 7/7/92

(OFFICIAL SEAL)

12/10

(If executed by a corporation, affix corporate seal)

Western Bank

290 South Fourth Street

Coos Bay, Oregon 97420

GRANTOR'S NAME AND ADDRESS

Todd L. Kellstrom & Scott C. Kellstrom

1416 Main St

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Todd L. Kellstrom & Scott C. Kellstrom

1416 Main St

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Todd L. Kellstrom & Scott C. Kellstrom

1416 Main St

Klamath Falls, OR 97601

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

SPACE RESERVED FOR RECORDER'S USE

90 JUN 5 PM 3 39

EXHIBIT 'A'

Subject to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Conditions, restrictions as shown on the recorded plat of RAILROAD ADDITION to the City of Klamath Falls.
3. Easement, including the terms and provisions hereof:
For: sewer
Affects: existing sewer line over the above described property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 5th day
of June A.D., 19 90 at 3:39 o'clock P.M., and duly recorded in Vol. M90,
of Deeds on Page 10824.

Evelyn Biehn, County Clerk

By Pauline Mulendore

FEE

\$33.00