

19936

MOUNTAIN TITLE COMPANY

WARRANTY DEED

JAMES A. LEFEBER

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KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAN D. DOMELA  
AND ANNETTE L. DOMELA, HUSBAND AND WIFE, hereinafter-called  
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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:

Lot 4 in Block 44 of HOT SPRINGS ADDITION to the City of Klamath Falls,  
 according to the official plat thereof on file in the office of the County  
 Clerk of Klamath County, Oregon.

Assessors Account No. 3809 0028CA 09500

Assessors Key No. 306369

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"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 \$ 72,000.00  
 However, the actual consideration consists of or includes other property or value given or promised which is 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 10th day of August, 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.

STATE OF OREGON, California )  
 County of Los Angeles ) ss.  
September 6th, 1990

Personally appeared the above named  
James A. Lefeb

and acknowledged the foregoing instrument  
 to be his voluntary act and deed.

James A. Lefeb

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
 The foregoing instrument was acknowledged before me this  
 \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,  
 president, and by \_\_\_\_\_,  
 secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_ (SEAL)  
 My commission expires: \_\_\_\_\_

STATE OF OREGON, ss.

County of Klamath  
 I certify that the within instrument was  
 received for record on the 11th  
 day of Sept., 1990,  
 at 3:24 o'clock P M., and recorded  
 in book M90 on page 18251 or as  
 file/reel number 19996  
 Record of Deeds of said county.  
 Witness my hand and seal of County  
 affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
B. Pauline Mullins, Deputy

Fee \$28.00

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GRANTOR'S NAME AND ADDRESS  
Jan D. Annette L. Domela  
419 Pacific Street  
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS  
Klamath First Federal S. L.  
540 Main St.  
Klamath Falls OR 97601

NAME, ADDRESS, ZIP  
same as above

NAME, ADDRESS, ZIP