

23004

WARRANTY DEED

Vol. m90 Page 23529KNOW ALL MEN BY THESE PRESENTS, That LINDA J. BROCKETT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEVEN P. KEADY, 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:

SEE REVERSE SIDE OF THIS INSTRUMENT

MOUNTAIN TITLE COMPANY

"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 \$ 52,500.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 52,500.00 and the 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.~~ (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 27th day of November, 19 90; 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
County of Klamath
11-27, 19 90 ss.

Linda J. Brockett
Linda J. Brockett

Personally appeared the above named
LINDA J. BROCKETT

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

Before me:

Notary Public for Oregon

My commission expires: 7-6-94

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____, 19 _____, by _____,

_____, president, and by _____,

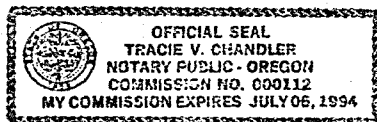
_____, secretary of _____,

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: _____

(SEAL)



Linda J. Brockett
L.P. Box 7472
Medford, OR 97532

GRANTOR'S NAME AND ADDRESS

Steven P. Keady
605 West Oregon Ave.
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

Klamath First Federal S&F
340 Main St.
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

MTC NO: 24655

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Lots 11 and 12, Block 15 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 12; thence North 83 degrees 11' 21" West along the Northerly right-of-way line of Oregon Avenue, 85.56 feet to a 1/2 inch iron pin on the Westerly line of the East half of said Lot 11; thence North 00 degrees 15' 36" East along said Westerly line of the East half of Lot 11, 84.15 feet; thence South 89 degrees 44' 45" East, 85.00 feet to the Westerly right-of-way line of Berkley Street; thence South 00 degrees 15' 36" West along the Westerly right-of-way line of Berkley Street, 93.93 feet to the point of beginning.

Tax Account No: 3809 019DC 07800

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 27th day of Nov. A.D., 19 90 at 3:10 o'clock P M., and duly recorded in Vol. M90 of Deeds on Page 23529

Evelyn Biehn. County Clerk
By Quilma Muelindore

FEE \$33.00