

30206

WARRANTY DEED

Vol 199/ Page 10578

KNOW ALL MEN BY THESE PRESENTS, That ROBIN E. CLIFFORD, JUDITH E. ADAMS and BONNIE E. COMPAS each as to an undivided one-third interest as tenants in common, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM S. ANDERSON and BONNIE J. ANDERSON, 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 6, Block 4, KLAMATH RIVER ACRES according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 all those of record and those apparent upon the land 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 \$ 56,000.00.
~~HOWEVER, THE ABOVE CONSIDERATION IS NOT TO BE USED AS A BASIS FOR ANY CLAIM OR ACTION BY ANY PARTY TO THIS DEED OR ANY OTHER PARTY. THE ABOVE CONSIDERATION IS FOR INFORMATION ONLY AND DOES NOT REPRESENT THE ACTUAL VALUE OF THE PROPERTY DESCRIBED HEREIN.~~

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 30th day of May, 1991; 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.

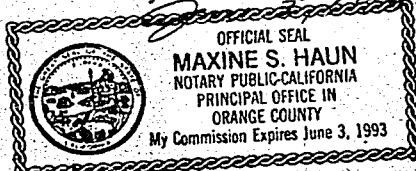
STATE OF OREGON, California
County of Orange) ss.
June 3, 1991.

Personally appeared the above named

Bonnie E. Compas

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

Before me: Maxine S. Haun
Notary Public for Oregon California
My commission expires: June 3, 1993



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: _____

Robin E. Clifford and Judith E. Adams
and Bonnie E. Compas
C/O Klamath First Federal

William S. Anderson and Bonnie J. Anderson
15413 Stagecoach Road
Keno, Oregon 97627

After recording return to:
Klamath First Federal
2943 S. 6th St.
Klamath Falls, Oregon 97603

Until a change is requested all tax statements shall be sent to the following address:
Klamath First Federal
2943 S. 6th St.
Klamath Falls, Oregon 97603

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 _____ 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

10579

STATE OF OREGON,

County of Klamath

} ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 4th and 5th day of June, 1991,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named Judith E. Adams and Robin E. Clifford

known to me to be the identical individuals described in and who executed the within instrument and
acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Judith L. Morgado
Notary Public for Oregon.
My Commission expires 8-31-91

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 5th day
of June A.D., 19 91 at 2:42 o'clock PM., and duly recorded in Vol. M91,
of Deeds on Page 10578.

Evelyn Biehn, County Clerk

FEE \$33.00

By Pauline Mullendore