

30285 MTC #25531-NM

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

MARTHA JANE BLANCHARD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NORMAN D. HEYDEN and LORA JEAN HEYDEN, 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:

The West 70 feet of Lots 4 and 5 in Block 87 of BUENA VISTA 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.

SUBJECT TO: Trust Deed dated July 19, 1988 and recorded July 20, 1988 in volume M88, page 11471, Microfilm Records of Klamath County, Oregon, wherein the Beneficiary is Klamath First Federal Savings and Loan Association and the Trust Deed Dated July 19, 1988 and recorded July 20, 1988 in Volume M88, page 11476, Microfilm Records of Klamath County, Oregon wherein the beneficiary is Donald R. Crane, Personal Rep. of the Estate of Elmer E. Blanchard. The above Grantee does not agree to assume and pay in full. 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 those apparent upon the land, if any, as 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 \$ 61,006.25

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 6th day of June, 19 91; 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.

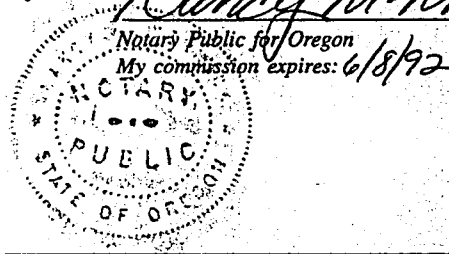
STATE OF OREGON,)
County of Klamath) ss.
June 6, 19 91

Martha Jane Blanchard
MARTHA JANE BLANCHARD

Personally appeared the above named MARTHA JANE BLANCHARD

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

Before me:



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)

MARTHA JANE BLANCHARD

314 DIVISION

KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS

NORMAN D. HEYDEN and LORA JEAN HEYDEN

1615 Llanada Street

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

NORMAN D. HEYDEN and LORA JEAN HEYDEN

1615 Llanada Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NO CHANGE

STATE OF OREGON,

ss.

County of KlamathI certify that the within instrument was received for record on the 7thday of June, 19 91,at 9:18 o'clock A. M., and recordedin book M91 on page 10697 or asfile/reel number 30285

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Paula M. Mueland Deputy

Fee \$28.00