

33735

KNOW ALL MEN BY THESE PRESENTS, That

Ricky Allen and Virginia E. Allen  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William M. Wood and Bernidine Wood, 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 1 Block 2, SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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 record and those apparent upon the land, if any, as of the date of this deed.

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 \$ 57,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 22nd day of August, 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.

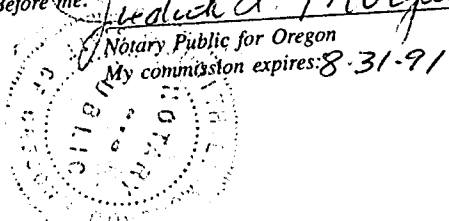
STATE OF OREGON,  
County of Klamath ) ss.  
August 22, 19 91 .

Personally appeared the above named \_\_\_\_\_

Ricky Allen as an individual and as POA  
for Virginia E. Allen

\_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ their voluntary act and deed.

Before me: Jedrick A. Morgado



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: \_\_\_\_\_

Ricky Allen and Virginia E. Allen	
C/O Klamath First Federal	
GRANTOR'S NAME AND ADDRESS	
William M. Wood and Bernidine Wood	
5822 Southgate Drive	
Klamath Falls, Oregon 97603	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
Klamath First Federal	
2943 S. 6th St.	
Klamath Falls, Oregon 97603	
NAME, ADDRESS, ZIP	
Until a change is required all tax statements shall be sent to the following address:	
Klamath First Federal	
2943 S. 6th St.	
Klamath Falls, Oregon 97603	
NAME, ADDRESS, ZIP	

STATE OF OREGON, \_\_\_\_\_ ss.  
County of Klamath  
I certify that the within instrument was received for record on the 26th day of Aug., 19 91, at 3:16 o'clock P M., and recorded in book M91 on page 17023, or as file/reel number 33735.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline M. Miskalon Deputy

Fee \$28.00