

41254

KNOW ALL MEN BY THESE PRESENTS, That
SOUTH VALLEY STATE BANK, an Oregon banking corporation
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
JACKIE GIFFORD
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 EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

"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 Ho'd 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 \$ 47,500.00

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 19th day of February, 1992;
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 _____, 19 _____.

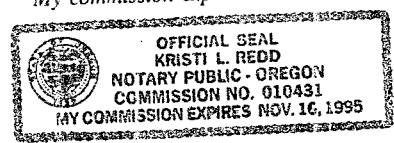
by: SOUTH VALLEY STATE BANK
[Signature]

Personally appeared the above named _____

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

Before me:

Notary Public for Oregon
My commission expires:



STATE OF OREGON, County of Klamath) ss.
The foregoing instrument was acknowledged before me this
February 19, 1992, by DUANE BODTKER
Asst. Vice president, _____

_____ of
SOUTH VALLEY STATE BANK
an Oregon banking corporation, on behalf of the corporation.
Notary Public for Oregon *[Signature]*
My commission expires: 11/16/95 (SEAL)

SOUTH VALLEY STATE BANK	
5215 S. SIXTH ST.	
KLAMATH FALLS, OR 97603	
GRANTOR'S NAME AND ADDRESS	
JACKIE GIFFORD	
3522 FOREST LAKE	
ACAMPO, CA 95220	
GRANTEE'S NAME AND ADDRESS	
After recording with by:	
JACKIE GIFFORD	
3522 FOREST LAKE	
ACAMPO, CA 95220	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address:	
JACKIE GIFFORD	
3522 FOREST LAKE	
ACAMPO, CA 95220	
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

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MTC NO: 27080-KR

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The South 40 feet of Lots 596 and 597, Block 103, MILLS 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.

PARCEL 2:

The North 40 feet of the South 80 feet of Lots 596 and 597, Block 103, MILLS 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 20th day
of Feb. A.D., 19 92 at 4:01 o'clock P.M., and duly recorded in Vol. M92
of Deeds on Page 3519.

Evelyn Biehn County Clerk

By Pauline M. Mullen

FEE \$35.00