

58052

WARRANTY DEED

Vol. M93 Page 4262

KNOW ALL MEN BY THESE PRESENTS That Dolph P. Bowlby and Sherrey Bowlby

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Craig N. Rappe' and Deborah L. Rappe', 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:

Lots 1 and 2 in Block 10, EWAUNA HEIGHTS 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.

"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 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 \$ 97,000.00
 However the actual consideration shall be the property value which is approximately \$100,000.00
 par value of consideration is \$100,000.00
 SIGNED MAR 23 1993

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 26th day of February, 19 93; 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.

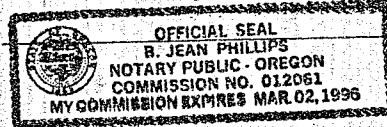
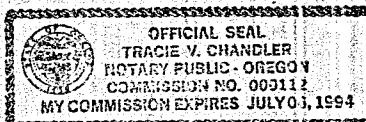
STATE OF OREGON,
 County of Klamath) ss.
 February 26, 19 93

Personally appeared the above named
 Dolph P. Bowlby

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

Before me:

Notary Public for Oregon
 My commission expires: 7-6-94



STATE OF OREGON, County of Klamath) ss.

The foregoing instrument was acknowledged before me this
 3-2-1993, by Sherrey Bowlby, president, and by personally appeared Sherrey Bowlby, and acknowledged the foregoing instrument to be her voluntary act and deed a corporation, on behalf of the corporation.

Notary Public for Oregon
 My commission expires: 3-2-96 (SEAL)

Dolph P. Bowlby
 C/O KFSL

GRANTOR'S NAME AND ADDRESS

Craig N. Rappe
 Deborah L. Rappe
 C/O KFSL

GRANTEE'S NAME AND ADDRESS

After recording return to:
 KLAMATH FIRST FEDERAL S&LA
 2943 SOUTH SIXTH STREET
 KLAMATH FALLS, OR 97603

NAME, ADDRESS ZIP

Until a change is received all tax statements shall be sent to the above address.
 KLAMATH FIRST FEDERAL S&LA
 2943 SOUTH SIXTH STREET
 KLAMATH FALLS, OR 97603

NAME, ADDRESS ZIP

SPACE RESERVED
 FOR
 RECORDER USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 2nd day of March, 19 93, at 9:50 o'clock A.M. and recorded in book M93 on page 4262 or as file reel number 58052.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Tracie V. Chandler, Deputy

Fee \$30.00