

59566

WARRANTY DEED

Vol. m93 Page 7123

KNOW ALL MEN BY THESE PRESENTS, That Audie Soyland and Linda Soyland

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michael J. Ryan and Shelly S. Ryan, husband and wife 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 15 and the South 5 feet of Lot 16, Block 12 of Tract No. 1064, FIRST ADDITION TO GATEWOOD, 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,

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 \$ 76,500.00

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 7th day of April, 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.
April 7, 19 93

Personally appeared the above named
Audie Soyland and
Linda Soyland

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

Before me:

Judith L. Caldwell
Notary Public for Oregon
My commission expires: 8-31-95

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)

Audie Soyland
Linda Soyland
C/O KFFSL

GRANTOR'S NAME AND ADDRESS

Michael J. Ryan
Shelly S. Ryan
C/O KFFSL

GRANTEE'S NAME AND ADDRESS

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR
RECORDERS USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 7th day of April, 19 93, at 2:47 o'clock P. M., and recorded in book M93 on page 7123 or as file/reel number 59566

Record of Deeds of said county.
Witness my hand and seal of County affixed.

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

Fee \$30.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY