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65392

WARRANTY DEED

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Vol. m93 Page 18675

KNOW ALL MEN BY THESE PRESENTS, That Klamath First Federal Savings and Loan Assn.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gary J. Turner and Virginia R. Thompson and Debra Varga **
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:
 **each as to an undivided 1/3 interest, as tenants in common

PLEASE SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of 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 \$ 39,500.00
 However, the actual consideration consists of but includes other property or value given or promised which is part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 33.036)

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 28th day of July, 1993; 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.

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.

Klamath First Federal Savings & Loan Assn.
 By: James D. Bocchi, President
 By: Robert A. Tucker, Senior Vice President/Treasurer
 STATE OF OREGON, County of Klamath, ss.
 July 28, 1993

STATE OF OREGON,
 County of _____, ss.
 _____, 19____

Personally appeared the above named _____

Personally appeared James D. Bocchi and Robert A. Tucker who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

Klamath First Federal Savings & Loan Assn. Corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 9.14.96

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

OFFICIAL SEAL
 GALE RAMEY
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 018331
 NOTARY COMMISSION EXPIRES SEPT. 14, 1996
 My commission expires: _____

Klamath First Federal Savings & Loan Assn.
 540 Main Street
 Klamath Falls, Oregon 97601
 GRANTOR'S NAME AND ADDRESS

Gary J. Turner & Virginia R. Thompson & Debra Varga

GRANTEE'S NAME AND ADDRESS

After recording return to:
 Klamath First Federal
 P. O. Box 5270
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
 Klamath First Federal
 P. O. Box 5270
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____, ss.
 I certify that the within instrument was received for record on the _____ day of _____, 19____

at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

EXHIBIT "A"

18676

The Southeasterly 60 feet of Lot 6 in Block 43 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon and more particularly described as follows:

Beginning at the Southwest corner of Lot 6; thence East along Jefferson Street 52.1 feet; thence North along the line between Lot 6 and 7 in said Block, 60 feet; thence West and parallel to Jefferson Street 52.1 feet to the East Line of Fifth Street; thence South along the said line of Fifth Street 60 feet to the place of beginning.

Acct. #3809-032BA-03000

Key #411931

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath First Federal the 29th day
of July A.D., 19 93 at 3:06 o'clock P M., and duly recorded in Vol. M93
of Deeds on Page 18675.

FEE \$35.00

Evelyn Biehn County Clerk

By Quentin M. Biehn