

MTC #30681

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Michael K. O'Boyle and Sherry L. O'Boyle

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jeanne T. Olmstead, 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 4, Block 4, FIRST ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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 \$ **76,400.00**

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 20th day of August, 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 LANE) ss.
August 20, 19 93

Personally appeared the above named
Michael K. O'Boyle and
Sherry L. O'Boyle

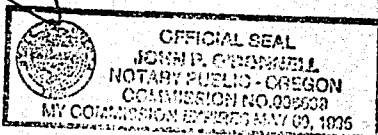
Michael K. O'Boyle
Michael K. O'Boyle

Sherry L. O'Boyle
Sherry L. O'Boyle

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

Before me:

John P. O'Connell
Notary Public for Oregon
My commission expires: 31-05



STATE OF OREGON, County of LANE) ss.
The foregoing instrument was acknowledged before me this 23 Aug, 19 93, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____
My commission expires: _____ (SEAL)

Michael K. O'Boyle
Sherry L. O'Boyle
C/O KFFSL

GRANTOR'S NAME AND ADDRESS

Jeanne T. Olmstead
C/O KFFSL

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 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
RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath
I certify that the within instrument was received for record on the 27th day of August, 19 93, at 11:54 o'clock A M., and recorded in book M93 on page 21666 or as file/reel number 66967

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

B. Pauline Mulendore Recording Officer
Deputy

FEE: \$30.00

MOUNTAIN TITLE COMPANY

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08-27-93A11:54 PCVD