

NA 86221

08-18-94P03:34 RCVD

K-46901

WARRANTY DEED

Vol. m94 Page 25688

KNOW ALL MEN BY THESE PRESENTS, That JERRY ROUGH and DORIS ROUGH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ORCHARD FEDERAL SAVINGS BANK

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 8 in Block 1 of New Pine Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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. Grantor herein assigns, grants, bargains, sells and sets over unto Grantee herein all of their right, title and interest in and to that certain recorded contract of sale dated 8-1-93 wherein Grantor herein appears as seller and Edward Lampe and Lori Lampe appear as buyer and that

grantor will warrant and forever defend the 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 \$ 7,844.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) - (The sentence between the symbols @ is not applicable should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25th day of July, 1994; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Jerry Rough
Doris Rough

7/28/94

7/28/94

STATE OF OREGON, County of Josephine) ss.

This instrument was acknowledged before me on July 28, 1994,

by JERRY ROUGH and DORIS ROUGH

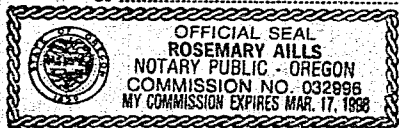
This instrument was acknowledged before me on

XX

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Rosemary Aills

Notary Public for Oregon

My commission expires March 17, 1998

Jerry Rough and Doris Rough
770 Harris Road
Grants Pass, Oregon 97526

Grantor's Name and Address

Orchard Federal Savings Bank
728 SW 4th Avenue
Ontario, Oregon 97914

Grantee's Name and Address

After recording return to (Name, Address, Zip):

First American Title #7198
158 S.W. 1st Street
Ontario, OR 97914

Until requested otherwise send all tax statements to (Name, Address, Zip):

No Change

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 18th day of Aug, 1994, at 3:34 o'clock P.M., and recorded in book/reel/volume No. M94 on page 25688 and/or as fee/file/instrument/microfilm/reception No. 86221, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline Mueller, Deputy.

Fee \$30.00