

88538

09-21-94P01:40 RC/D

SPECIAL WARRANTY DEED

Vol 94 Page 29774

KNOW ALL MEN BY THESE PRESENTS, That United States National Bank of Oregon, a national Banking Corporation, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Alfred L. Edgar and Judy Edgar, husband and wife, hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 3 and the N 1/2 of Lot 2, PONDEROSA PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

THIS DOCUMENT IS BEING RERECORIED TO ADD VESTING OF GRANTEE

(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 the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$20,000.00

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 ①, if not applicable, should be deleted. See ORS 93.030.)

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 September, 1994; 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 FEED TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON,

County of _____

ss.

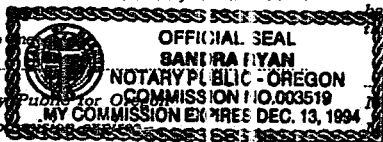
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Personally appeared the above named _____

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

(OFFICIAL SEAL)

Before me



Notary Public for Oregon

My commission expires

United States National Bank of Oregon, a national Banking Corporation, ss. Louise K. Glur, Office Multnomah, September 20, 1994

Personally appeared Louise K. Glur and

who, being duly sworn, each for himself and not one for the other, did say that the former is the officer _____ president and that the latter is the secretary of United States

National Bank of Oregon

a 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:

Sandra Ryan, Notary Public for Oregon

My commission expires: 12-13-94

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

U.S. Bank - SAG

111 SW 5th, T-810

Portland, OR 97204

GRANTOR'S NAME AND ADDRESS

Alfred & Judy Edgar

3370 Lake Forest Rd.

Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

STATE OF OREGON, County of Klamath ss.

Filed for record at request of:

Mountain Title Co

on this 26th day of Sept A.D., 1994 ss.

at 11:21 o'clock A.M. and duly recorded

in Vol. M94 of Deeds Page: 10117

Evelyn Biehn County Clerk

By Machine Miller Deputy

Fee \$30.00

Fee, \$5.00

STATE OF OREGON,

County of Klamath ss.

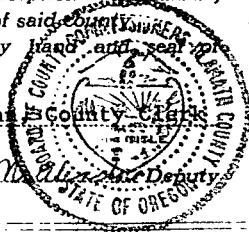
I certify that the within instrument was received for record on the 21st day of Sept, 1994, at 1:40 o'clock P.M., and recorded in book/reel/volume No. M94 on page 29774 or as fee/file/instrument/microfilm/reception No. 88538.

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

Evelyn Biehn County Clerk

NAME

By Machine Miller Deputy



INDEXED

SPACE RESERVED FOR RECORDER'S USE