

OK

97342

## WARRANTY DEED

Vol. M95 Page 7705

KNOW ALL MEN BY THESE PRESENTS, That  
 KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 MARTHA E. PIGEON, a married person  
 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:

Lots 2 and 15, Block 4, Riverview Second Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax acct #3909-5CA-3100, Key #532944

(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 records 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 \$45,000.00.  
 However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols @, 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 31st day of March, 1995; 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.

By: George L. Hall, Sr. Vice President

By: Robert A. Tucker, Sr. Vice President

STATE OF OREGON,  
 County of Klamath  
 March 31, 1995

STATE OF OREGON, County of Klamath  
 March 31, 1995

Personally appeared the above named

Personally appeared George L. Hall and Robert A. Tucker, who, being duly sworn, each for himself and not one for the other, did say that the former is the Sr. Vice President and that the latter is the Sr. Vice President of Klamath First Federal Savings & Loan Association, 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.

and acknowledged the foregoing instrument to be voluntary and sealed.  
 Before me: KAY E. DOOLITTLE  
 NOTARY PUBLIC - OREGON  
 COMMISSION NO. 037807  
 MY COMMISSION EXPIRES SEPT. 13, 1998  
 Notary Public for Oregon  
 My commission expires:

Before me: Kay E. Doolittle  
 Notary Public for Oregon  
 My commission expires: 9-13-98

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Klamath First Federal S&L Ass'n.  
 540 Main Street  
 Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Martha E. Pigeon  
 3931 Hope St.  
 Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:  
 KFFS&L - #090-21-00299  
 540 Main Street  
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 31st day of March, 1995, at 10:43 o'clock A.M., and recorded in book/reel/volume No. M95 on page 7705 or as fee/file/instrument/microfilm/reception No. 97342, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk

By: [Signature] Deputy

SPACE RESERVED  
 FOR  
 RECORDER'S USE

FEE: \$30.00

03-31-95A10:43 RCVD