

19423

WARRANTY DEED

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CRA

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

Warren S. Wiley & Sharon J. Wiley Husband and Wife

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:

Lot 6 in Block 1, First Addition to Loma Linda Heights, in the City of Klamath Falls 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 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 the simple of the above granted premises, free from all encumbrances

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 \$ 158,000.00

HOWEVER, THE ABOVE CONSIDERATION DOES NOT INCLUDE ANY OTHER PROPERTY OR INTEREST IN ANY OTHER PROPERTY, WHICH IS PART OF THE CONSIDERATION (hereinafter referred to as "OTHER PROPERTY"). If the reference between the symbols "X" is 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 6th day of June, 1996; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by Klamath First Federal Savings and Loan Assn.

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:

Gerald V. Brown, President

BY:

George L. Hall

George L. Hall/Senior Vice President Secretary

STATE OF OREGON, County of Klamath ss.June 6, 1996Personally appeared Gerald V. Brown andGeorge L. Hall 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

Senior Vice President secretary of Klamath First Federal Savings and 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.

Before me

Denise D. Burt
Notary Public for Oregon

My commission expires: 4-15-2000

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

ss.

County of



OFFICIAL SEAL
DENISE E. BICKFORD
NOTARY PUBLIC - OREGON
COMMISSION NO. 051871
MY COMMISSION EXPIRES 11-15-2000

Personally



and acknowledged this foregoing instrument of Denise E. Bickford Notary Public - Oregon, Commission No. 051871, My Commission Expires 11-15-2000

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Klamath First Federal Savings and Loan Association

GRANTOR'S NAME AND ADDRESS

Warren S. & Sharon J. Wiley

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings and Loan
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 ss.

I certify that the within instrument was received for record on the 7th day of June, 1996, at 11:00 o'clock AM, and recorded in book/reel/volume No. m96 on page 16743 or as fee/file/instrument/microfilm/reception No. 19423, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

NAME

TITLE

By Cheryl Russell Deputy

Fee \$30.00

SPACE RESERVED
FOR
RECORDER'S USE