

1-1-74

21878

WARRANTY DEED

Vol. m96 Page 22169

KNOW ALL MEN BY THESE PRESENTS, That  
FIRST SERVICE CORPORATION OF SOUTHERN OREGON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
KLAMATH FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION  
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 ap-  
pertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

2025-A PARCEL OF LAND SITUATED IN LOT 3 AND LOT 4 IN BLOCK 80, BUENA  
VISTA ADDITION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT  
THE SE CORNER OF SAID LOT 3, THENCE ALONG THE SOUTH LINE OF SAID LOT 4  
AND ALONG THE ARC OF A 654.87 FOOT RADIUS CURVE TO THE RIGHT (CHORD =  
S87 59 03E 25.00 FEET) 25.00 FEET, THENCE N03 06 39E 138.95 FEET TO  
THE R/W OF THE "A" CANAL. THENCE ALONG SAID R/W AND THE ARC OF A  
795.25 FOOT RADIUS CURVE TO THE LEFT (CHORD = N87 59 44W 30.30 FEET)  
30.30 FEET TO THE NE CORNER OF SAID LOT 3. THENCE ALONG THE EAST  
LINE OF SAID LOT 3 S00 55 24W 138.95 FEET TO THE POINT OF BEGINNING;  
AND ALL OF LOT 3 OF SAID BLOCK 80, KLAMATH FALLS, 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 fee simple of the above granted premises, free from all encumbrances

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 \$ TO CORRECT DEED  
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 22 day of JULY, 19 96;  
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.

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,

County of KLAMATH, ss.

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instru-  
ment to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires:

BY: Gerald V. Brown  
GERALD V. BROWN, DIRECTOR

BY: George L. Hall  
GEORGE L. HALL, DIRECTOR

STATE OF OREGON, County of Klamath, ss.

7-22-1996

Personally appeared GERALD V. BROWN and  
GEORGE L. HALL who, being duly sworn,

each for himself and not one for the other, did say that the former is the  
DIRECTOR XXXXXX president and that the latter is the  
DIRECTOR XXXXXX secretary of

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 be-  
half 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:  
Linda S. Clement

Notary Public for Oregon

My commission expires:

(OFFICIAL  
SEAL)

OFFICIAL SEAL  
LINDA S. CLEMENT  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 037684  
STATE OF OREGON, EXPIRES SEPT. 22, 1999

County of Klamath, ss.

I certify that the within instru-  
ment was received for record on the  
23rd day of July, 19 96,  
at 3:30 o'clock PM, and recorded  
in book/reel/volume No. M96 on  
page 22169 or as document/fee/file/  
instrument/microfilm No. 21878.  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Bernetha G Letsch, County Clerk

NAME TITLE

Fee \$30.00

By George L. Hall Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL - ATT CAROL  
540 MAIN ST  
KLAMATH FALLS OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

CA  
30