

21879

WARRANTY DEED

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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, hereinafter called 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:

2015-A PARCEL OF LAND SITUATED IN LOT 4 AND 5 IN BLOCK 80, BUENA VISTA ADDITION, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SE CORNER OF SAID LOT 4, THENCE ALONG THE SOUTH LINE OF SAID LOT 4, THENCE ALONG THE SOUTH LINE OF SAID LOT 4 AND ALONG THE ARC OF A 654.87 FOOT RADIUS CURVE TO THE LEFT (CHORD = N85 47 49W 25.00 FEET) 25.00 FEET. THENCE NO3 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 RIGHT (CHORD = S85 48 43E 30.30 FEET) 30.30 FEET TO THE NW CORNER OF SAID LOT 5, THENCE ALONG THE WEST LINE OF SAID LOT S05 17 55W 138.96 FEET TO THE POINT OF BEGINNING AND ALL OF LOT 5 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

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 \$ 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 _____, ss.

Personally appeared the above named _____, 19 _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath) ss.
7-22, 19 96

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 present and that the latter is the DIRECTOR XXXXXX of

_____ 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

OFFICIAL SEAL
LINDA G. CLEMENT
NOTARY PUBLIC - OREGON
STATE OF OREGON COMMISSION NO. 037864
MY COMMISSION EXPIRES SEPT. 22, 1998
County of Klamath

I certify that the within instrument was received for record on the 23rd day of July, 19 96, at 3:30 o'clock P.M., and recorded in book/reel/volume No. M96 on page 22170 or as document/fee/file/instrument/microfilm No. 21879, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

NAME TITLE

By _____ Deputy

Fee \$30.00

SPACE RESERVED
FOR
RECORDER'S USE

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

96 JUL 23 P3:30

CA 30