

24314

MTC39144KR

SPECIAL WARRANTY DEED

Vol. m96 Page 27685

KNOW ALL MEN BY THESE PRESENTS, That WASHINGTON MUTUAL BANK

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto LUCKY B. EDWARDS

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 any way appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

LOT 23 IN BLOCK 1 OF BRYANT TRACT NO. 3, 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 grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns that the 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 \$ 58,500.00. 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, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of , 19 98; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized thereto by order of its board of directors.

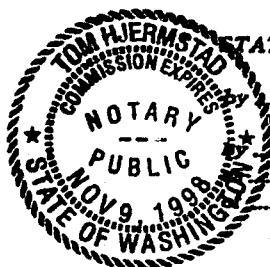
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Washington Mutual Bank

By James Tigen KING) ss.

This instrument was acknowledged before me on SEPTEMBER 3, 1998
JAMES TIGEN

This instrument was acknowledged before me on SEPTEMBER 3, 1998
JAMES TIGEN
VICE PRESIDENT
WASHINGTON MUTUAL BANK



My commission expires 11-9-98 Notary Public for Oregon WASHINGTON

WASHINGTON MUTUAL BANK
P.O. BOX 91006
SEATTLE, WA 98111

Grantee's Name and Address
LUCKY B. EDWARDS
1443 DERBY ST.
KLAMATH FALLS, OR 97603

After recording return to (Name, Address, Zip):
LUCKY B. EDWARDS
1443 DERBY ST.
KLAMATH FALLS, OR 97603

Mail requested otherwise send off for instrument to (Name, Address, Zip):
LUCKY B. EDWARDS
1443 DERBY ST.
KLAMATH FALLS, OR 97603

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$30.00

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 4th day of September, 19 96, at 3:48 o'clock P.M., and recorded in book/reel/volume No. N26 on page 27685 and/or as fee/file/instrument/microfilm/reception No. 24314, 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