

1-1-74

49372

WARRANTY DEED

Vol. M97 Page 39181

KNOW ALL MEN BY THESE PRESENTS, That South Valley Bank & Trust

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Randy D. Bocchi and Suzanne E. Bocchi, Entirety, 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:

97 DEC -1 P3:53

The W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 2, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon. TOGETHER WITH an easement for ingress and egress over the North 20 feet of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 2.

(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 \$ 180,000.00. However, the actual consideration consists of ~~the whole consideration (and interest which)~~ (The sentence between the symbols \oplus , 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 26 day of November, 1997; 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)

John D. Doty, VP

STATE OF OREGON, } ss.
County of Klamath
November 26, 19 97

Personally appeared the above named John Doty

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

Before me: Hal Stanger
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: Nov. 16, 1999

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ and _____ 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 _____ secretary 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: _____
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

South Valley Bank & Trust
PO Box 5210
Klamath Falls OR 97601
GRANTOR'S NAME AND ADDRESS

Randy D. & Suzanne E. Bocchi
2650 Aurora Drive
Klamath Falls OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
South Valley Bank & Trust
PO Box 5210
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Randy D. & Suzanne E. Bocchi
2650 Aurora Drive
Klamath Falls OR 97603
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 1st day of December, 19 97, at 3:53 o'clock P.M., and recorded in book M97 on page 39181 or as file/reel number 49372, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
Recording Officer
By Kathleen Ross Deputy

Fee: \$30.00