

93 MAY -7 P3:21

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT Chemical Mortgage Company, hereinafter called the grantor,

for the consideration hereinafter stated, to grantor paid by The Secretary of Veterans Affairs, an officer of the United States of America, his successors or assigns as such, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

Lots 23 and 24, Cregan Park, in the County of Klamath, State of Oregon.

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
EXCEPT: - General Taxes, Together with interest and penalty, if any; AND - Easements, Restrictions, Covenants or Conditions imposed by instrument or contained on the face of the plat, if any;

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 \$535,448.60.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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 individuals.

In Witness Whereof, the grantor has executed this instrument this 20th day of March, 1998; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other persons duly authorized to do so by order of its board of directors.

Chemical Mortgage Company

By: Lawrence Maroney
Its: LAWRENCE MARONEY
VICE PRESIDENT

STATE OF Ohio)
COUNTY OF Franklin) ss.

This instrument was acknowledged before me on March, 1998, by LAWRENCE MARONEY as VICE PRESIDENT of Chemical Mortgage Company

By: Summer Winegardner
Notary Public for Ohio
My commission expires: _____

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.



(SEAL)
SUMMER WINEGARDNER
Notary Public, State of Ohio
My Commission Expires
Nov. 18, 2002

WARRANTY DEED

Chemical Mortgage Company, Grantor

to

The Secretary of Veterans Affairs
Grantee

7037.20283/Utlty, Bruce A. and Toni A.

After recording return to:

ROUTH CRABTREE & FENNELL
ATTN: Becky Baker
PO Box 4143
Bellevue, WA 98009-4143

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Merititle
on this 7th day of May A.D., 1998
at 3:21 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 15473

Bernetha G. Letsch, County Clerk

By: Matthew Brown Deputy
Fees: \$30.00