

65556

'98 SEP -1 P1:40

When recorded return to:

CAL FED BANK  
 5700 Wilshire Blvd.  
 Los Angeles, CA 90036  
 Attn: Carol Lee /#6822005972  
 Mail tax statements to: NDS # 22772

Same as Above

(TO correct title)  
onlyN. 53476  
SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That A MORTGAGE COMPANY, BY FIRST NATIONWIDE MORTGAGE CORPORATION, A DELAWARE CORPORATION, ITS ATTORNEY IN FACT, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto CALIFORNIA FEDERAL BANK, A FEDERAL SAVINGS BANK, SUCCESSOR BY MERGER TO FIRST NATIONWIDE BANK, A FEDERAL SAVINGS BANK, hereinafter called grantee, and unto grantee's successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 1, Block 8, Fairview Addition to the City of Klamath Falls, in the County Of Klamath, State of Oregon.

To have and to hold the same unto the said grantee and grantee's successors and assigns forever.

And that grantor hereby covenants to and with the said grantee and grantee's successors and assigns that said 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 grantors.

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 25th day of August, 1998: 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.

A MORTGAGE COMPANY, BY FIRST NATIONWIDE MORTGAGE CORPORATION, A DELAWARE CORPORATION, ITS ATTORNEY IN FACT

By Victor R. Benjamin  
 Victor R. Benjamin, First Vice President

Attest Carol C. Lee  
 Carol C. Lee, Assistant Secretary

32177

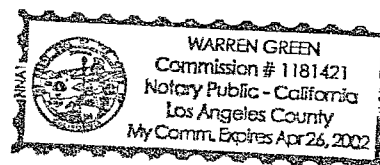
STATE OF CALIFORNIA )  
 ) ss.  
 County of Los Angeles )

On August 25, 1998, before me, the undersigned Notary Public, personally appeared Victor R. Benjamin and Carol C. Lee, personally known to me (~~or proved to me on the basis of satisfactory evidence~~) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the person or entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature Warren Green

(This area for official notarial seal)



STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of First American Title the 1st day  
 of September A.D., 19 98 at 1:40 o'clock PM., and duly recorded in Vol. M98  
 of Deeds on Page 32176

FEE \$35.00

By Bernetha G. Letsch, County Clerk  
Kathleen Ross