

68484



98 OCT 23 AM 11:26

Vol. M98 Page 38891WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

ASPEN TITLE ESCROW NO. 01048570

AFTER RECORDING RETURN TO:

Tina Postlethwait

705 N 8th St.Klamath Falls OR 97601

Aspen Title & Escrow

on this 23rd day of October A.D., 1998at 11:26 o'clock A. M. and duly recordedin Vol. M98 of Deeds Page 38891

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

CALIFORNIA FEDERAL BANK, A FEDERAL SAVINGS BANK, SUCCESSOR BY
MERGER TO FIRST NATIONWIDE BANK, A FEDERAL SAVINGS BANK,
hereinafter called GRANTOR(S), convey(s) and warrants to TINA
POSTLETHWAIT, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 1 in Block 8 of FAIRVIEW ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3809-29DB, Tax Lot 7300

"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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$27,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 20th day of October, 1998.

CALIFORNIA FEDERAL BANK, A FEDERAL SAVINGS BANK, SUCCESSOR BY
MERGER TO FIRST NATIONWIDE BANK, A FEDERAL SAVINGS BANK

BY: X Victor R. Benjamin

(authorized signatory)

Victor R. Benjamin, 1st Vice President

STATE OF California, County of Los Angeles)ss.

On October 21, 1998, appeared Victor R. Benjamin
as First Vice President for California Federal Bank, a
Federal Savings Bank.

Warren Green
Notary Public for California
My Commission Expires: April 26, 2002

