

77013

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WARRANTY DEED

AMT 47638-MIS

KLAMATH FIRST FEDERAL SAVING AND LOAN ASSOCIATION WHICH IS ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA,

Grantor(s) hereby grant, bargain, sell, warrant and convey, to:

MONICA L. WESTFALL,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

BEGINNING AT A POINT 660 FEET EAST AND 330 FEET NORTH OF AN IRON PIN DRIVEN INTO THE GROUND AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, ON THE PROPERTY OF OTIS V. SAYLOR, WHICH IRON PIN IS 20 FEET EAST OF THE CENTER OF A ROAD INTERSECTING THE CALLES-CALIFORNIA HIGHWAY FROM THE NORTH, AND WHICH IRON PIN IS 30 FEET NORTH OF THE CENTER OF SAID HIGHWAY; THENCE WEST 330 FEET; THENCE NORTH 66 FEET; THENCE EAST 330 FEET; THENCE SOUTH 66 FEET TO THE PLACE OF BEGINNING.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any and the 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.

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 30.930.

The true and actual consideration for this conveyance is \$ 39,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2210 OGDEN STREET, KLA'MATH FALLS, OR 97603

Dated this 26th day of MARCH, 1999.

KLAMATH FIRST FEDERAL SAVINGS & LOAN

BY: Frank X. Hernandez SVP & COOBy: Robert A. Tucker SVP/Sec.

FORM No. 786—ACKNOWLEDGMENT, CORPORATION

STEVENS & STEVENS LAW FIRM, P.C., PORTLAND, ORE.

STATE OF OREGON,

County of Klamath

ss.

March 26

, 19 99.

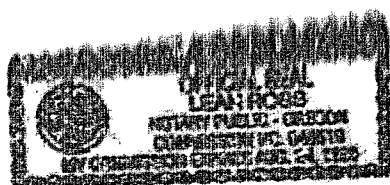
Personally appeared **Robert A. Tucker and Frank X. Hernandez**

who being duly sworn (or affirmed) did say that they ARE the Senior Vice President & Chief Lending Officer and Senior Vice President & Chief (President or other officer or officers) Operating Officer

of Klamath First Federal Savings And Loan Assoc.
(Name of corporation)

and that the seal affixed to the foregoing instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and t.h.o.y. acknowledged said instrument to be its voluntary act and deed.

Noted m:

Official
Seal

Frank X. Hernandez
Notary Public for Oregon.
My Commission expires August 24, 1999

STATE OF OREGON COUNTY OF KLAMATH ss.

Filed for record at request of Amerititle the 26th day
of March A.D. 1999 at 3:49 o'clock P. M. and duly recorded in Vol. M99
of Deeds on Page 10765

Return: Monica Westfall
2210 Ogden St.
KFO 97603

Linda Smith, County Clerk

by Robert A. Tucker

FEE

\$30.00