

KNOW ALL MEN BY THESE PRESENTS, That WALTON J. and ROBERTA L. PENCE,
grantors

in consideration of Ten Dollars and other valuable considerations ~~But for~~

to us paid by DOUGLAS MILLER and SIDNEE MILLER, husband and wife,

do hereby grant, bargain, sell and convey unto said DOUGLAS MILLER and SIDNEE MILLER,
husband and wife,
their heirs and assigns, all the following real property, with the tenements,

hereditaments and appurtenances, situated in the County of Klamath and State
of Oregon, bounded and described as follows, to-wit:

a tract or parcel of land 90 feet wide by 132 feet long off the North
side of the following described tract, to-wit:

Beginning at a point 720 feet East of an iron pin driven into the ground
at the Southwest corner of the NW 1/4 of Section 1, Township 39 South,
Range 9 East of the Willamette Meridian, on the property of Otis V.
Saylor, which iron pin is 30 feet East of the center of a road inter-
secting the Dalles-California Highway from the North and which pin is
also 30 feet North of the center of said Dalles-California Highway;
thence North 330 feet; thence East 132 feet; thence South 330 feet;
thence West 132 feet to the point of beginning.

SUBJECT TO:

1. Acreage and use limitations under provisions of the United States
Statutes and regulations issued thereunder. Liens and assessments of
Klamath Project and Enterprise Irrigation District, and regulations,
contracts, easements, and water and irrigation rights in connection
therewith.

2. Regulations, liens, assessments and laws relating to the South
Suburban Sanitary District.

3. Lien in favor of Klamath County, for the improvement of Cgden
Street, recorded May 19, 1964, in Mechanic's Lien Volume 16, page 37,
Records of Klamath County, Oregon. The amount is to be determined by
the County Court, and which grantees herein assume and agree to pay
in accordance with the terms and conditions thereof.

DOUGLAS MILLER and SIDNEE MILLER, husband and wife
their heirs and assigns forever.

And we, WALTON J. and ROBERTA L. PENCE, husband and wife
the grantor

above named do covenant to and with the above named grantee their heirs and assigns
that we are lawfully seized in fee simple of the above granted premises, that the above
granted premises are free from all encumbrances, except Deed of Trust given by WALTON J.
and ROBERTA L. PENCE, husband and wife, to Oregon Title Company of
Klamath County as trustee with the First National Bank of Oregon as
beneficiaries to secure note in the amount of \$10,150.00 dated August
25, 1964, recorded August 27, 1964, Book 225, Mortgage Records, page
332, filed with the Klamath County Clerk, with present balance due in
the amount of \$9,840.99, which grantees herein assume and agree to pay.

and that we will and our heirs, executors and administrators, shall warrant and forever
defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands
of all persons whomsoever,

Witness our hand and seal this 17th day of October, 19 66.

Executed in the Presence of

W. J. Pence

W. J. Pence (SEAL)

Robert L. Pence (SEAL)

(SEAL)

(SEAL)

STATE OF OREGON,

County of Klamath

ss.

11342

BE IT REMEMBERED, That on this 17th day of October, 1966,
before me, the undersigned, a Notary Public
in and for said County and State, personally appeared the within named WALTON J. and ROBERTA L.
PENCE, husband and wife

who are known
to me to be the identical individual S. described in and who executed the within instrument and acknowledged
to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and
official seal the day and year last above written.

Heidi Killion

Notary Public for Oregon.

My Commission expires July 5, 1969

WARRANTY DEED

(FORM No. 3)

TO

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
27 day of Oct.,
1966, at 10:00 o'clock A. M.,
and recorded in book M-66
on page 11311 Record of Deeds
of said County.

Witness my hand and seal of
County affixed.

Dorothy Rogers

County Clerk-Recorder.

By *Jane Miller*

Fee \$3.00 Deputy.

STEVENS-NESS LAW PUB. CO., PORTLAND

Douglas C. Miller
2217 Ogden St.,
Klamath Falls, Ore. 97601