

3337

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LESTER E. MILLER and DORIS A. MILLER, husband and wife, hereinafter called the grantor, for the consideration hereafter stated to the grantor paid by CLEM J. PINE and ANN J. PINE, husband and wife, hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath, State of Oregon, to-wit:

A tract of land situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the W.M., more particularly described as follows:

Beginning at the North center of Section 1; thence

East to the NW corner of deed 258/670; thence

South 742.4 feet to the TRUE POINT OF BEGINNING; thence

East 165.6 feet; thence

South 139.3 feet; thence

West 165.6 feet; thence

North 139.3 feet to the point of beginning.

SUBJECT, however, to the following:

1. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.

Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.

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which said descriptions, issues, profits, appurtenances, equipment, shades and described premises, each agreement of \$8,000.00 beneficiary of order May 5.

This trust deed shall have an interest in the note or notes. If the beneficiary may hereinafter be free and clear of the said trust deed.

2. Rights of the public in and to any portion of the above described property lying within the limits of roads or highways.

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, that the said premises are free from all encumbrances except as noted of record and those apparent upon the land, if any, as of the date of this deed; and that grantor will warrant and forever defend the above granted 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 \$18,125.00.

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 30 day of March, 1970; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Lester E. Miller
Lester E. Miller

Doris A. Miller
Doris A. Miller

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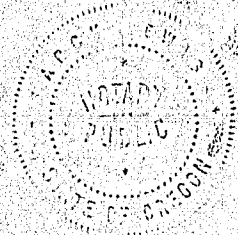
STATE OF OREGON)
County of Klamath) ss.

March 30, 1970.

Personally appeared the above named Lester E. Miller and Doris A. Miller, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)



Arcy Lewis
NOTARY PUBLIC FOR OREGON
My Commission Expires:
November 11, 1973.

STATE OF OREGON, COUNTY OF KLAMATH; ss.
Filed for record at request of Transamerica Title Company
this 1st day of April A. D., 19 70 at 11:40 o'clock A M., and duly recorded in
Vol. M70 of Deeds on Page 2519
fee \$1.50

By WM. D. MILNE, County Clerk
[Signature]

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property

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which said described real
rents, issues, profits, water,
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apparatus, equipment and
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described premises, including
each agreement of the grantor
(\$8,000.00) Dollars
beneficiary or order and made
May 5

This trust deed shall further acc
having an interest in the above desc
note or notes.
more than one note, the beneficiary
any of said notes or part of any pay
as the beneficiary may elect.
The grantor hereby covenants to
herein that the said premises
free and clear of all
executors and of all
against