

54876

Vol. M71 Page 711

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that MIRTH WALTER MILLER, aka MIRTH W. MILLER, hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by ANNE PRICE MILLER, hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the said Grantee and Grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lots 1, 2, 3, 4, 33 and 34, Block 1, ST. FRANCIS PARK SUBDIVISION, City of Klamath Falls, County of Klamath, State of Oregon, according to the Official Plat thereof.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said Grantor hereby covenants to and with said Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, but subject to:

1. Included within this conveyance are any rights of the Grantor in and to a Contract of Sale affecting the above described property,

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 NIL.

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

Warranty Deed -1-

4
Law Offices of
Davis, Ainsworth & Pinnock
Professional Arts Building
450 Sigkiyou Boulevard
Ashland, Oregon 97520

7700
WITNESS Grantor's hand this 27th day of July, 1971.

Mirth Walter Miller

By: Anne Price Miller
His Attorney-in-Fact

STATE OF OREGON)
County of Jackson) ss.

PERSONALLY appeared the above named ANNE PRICE MILLER, who, being sworn, stated that she is the Attorney-in-Fact for MIRTH WALTER MILLER, aka MIRTH W. MILLER, and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME:

Donald McDonald
Notary Public for Oregon
My Commission Expires: 9-14-74

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Davis, Ainsworth & Pinnock

this 27th day of July A. D., 19 71 at 9:50 o'clock A.M., and duly recorded in

Vol. M71 of Deeds on Page 7795

Fee \$3.00

By Cynthia D. Milne WM. D. MILNE, County Clerk

Warranty Deed -2-

5
LAW OFFICES OF
DAVIS, AINSWORTH & PINNOCK
PROFESSIONAL ARTS BUILDING
450 BISKIYOU BOULEVARD
ASHLAND, OREGON 97520