

MTC 1356-3742

WARRANTY DEED

CM

KNOW ALL MEN BY THESE PRESENTS, That KERRY GALE MILLER and GWEN DENISE MILLER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROXANNA D. KENNISON, 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 and State of Oregon, described as follows, to-wit:

The West 70 feet of the East 75 feet of Lot 17, DeBIRK HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Regulations of South Suburban Sanitary District.
2. Regulations of Klamath Irrigation District.
3. A 20 foot building setback line, as shown on dedicated plat.
4. Reservations as contained in plat dedication.
5. Conditions and restrictions, imposed by instrument recorded July 15, 1958 in Volume 301, page 36, and modified by instrument recorded February 26, 1960 in Volume 319, page 246.
6. Right of Way, recorded December 10, 1956 in Volume 288 at page 319.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 except as set forth above and apparent upon the land,

and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,750.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols , if not applicable, should be deleted. See ORS 93.030.)

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

In Witness Whereof, the grantor has executed this instrument this 6th day of July, 1977; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Kerry Gale Miller
Gwen Denise Miller

STATE OF OREGON,

County of Klamath

July 6, 1977

Personally appeared the above named Kerry Gale Miller and Gwen Denise Miller

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-12-77

STATE OF OREGON, County of

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Personally appeared

ss.

and

who, being duly sworn,

each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Roxanna D Kennison
316 Court
Klamath Falls, OR

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address

Security Savings
232 S 6th St.
Klamath Falls, OR

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 6th day of July, 1977, at 3:23 o'clock P. M., and recorded in book M77 on page 11911 or as file/reel number 32076, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D Milne

Recording Officer
By R. Mc Cullough Deputy

Fee \$3.00