

27 AUG 2 AM 11 54
 2# 01-41285 MIT 3815

FORM No. 633—WARRANTY DEED (Individual or Corporate).

1-1-74

33374

WARRANTY DEED

Vol. 17 Page 13823

KNOW ALL MEN BY THESE PRESENTS, That JERRY G. MOHR and TRISHA A. MOHR, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOY ANN 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 and State of Oregon, described as follows, to-wit:

Lots 9 and 10 in Block 11, ST. FRANCIS PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1977-1978, a lien but not yet due and payable.
2. Rules, regulations and statutory powers of South Suburban Sanitary District.
3. Rules, regulations and statutory powers of Enterprise Irrigation District.
4. Reservations contained in plat dedication.
5. Reservations and restrictions, set forth in deed recorded December 13, 1939 in Volume 126, page 91, Deed Records of Klamath County, Oregon.

(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

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 \$23,500.00. However, the actual consideration consists of a note payable to the grantor, secured by a deed of trust, which is recorded in the County of Klamath, State of Oregon, in Book 13823, Page 17.

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 1st day of AUG, 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)

Jerry G. Mohr
 Jerry G. Mohr

Trisha A. Mohr
 Trisha A. Mohr

STATE OF OREGON, } ss.
 County of Klamath
 1st AUG 1, 1977

Personally appeared _____ 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: *Donald V. Braun*
 (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires: 11-12-78

Before me:
 Notary Public for Oregon
 My commission expires:

Jerry G. Mohr and Trisha A. Mohr

GRANTOR'S NAME AND ADDRESS

Joy Ann Miller

GRANTEE'S NAME AND ADDRESS

After recording return to:

Joy Ann Miller

SHASTA BRANCH Klamath First Federal Savings & Loan Association
 NAME, ADDRESS, ZIP

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

First Federal Savings & Loan Assn.
 Shasta Plaza
 Klamath Falls, Oregon 97601
 NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 2nd day of AUGUST, 1977, at 11:54 o'clock A.M., and recorded in book M77 on page 13823 or as file/reel number 33374. Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE
 Recording Officer
 By *Hazel Drayton* Deputy

FEE \$ 3.00

best made 11-5

OK 300