

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LEE A. BOGLE and CHARMIAN L. BOGLE, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN L. MILES and E. LOUISE MILES, husband and wife, 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:

Lot 25 in Block 5, Tract 1037, FIFTH ADDITION TO SUNSET VILLAGE, 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 1977-78, a lien but not yet due and payable.
2. Regulations of South Suburban Sanitary District.
3. Regulations of Enterprise Irrigation District.
4. Subject to liens and assessments of Sunset Village Lighting District, if any.
5. Building setback line 25 feet from street as shown on dedicated plat.
6. Public utilities easements along rear 8 feet as shown on dedicated plat.
7. Reservations and easements as contained in plat dedication.
8. Covenants, conditions and restrictions imposed by instrument recorded June 13, 1972 in Volume M72, page 6318.

(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,

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 \$ 44,500.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is not stated in 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 29th day of September, 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)

Lee A. Bogle
Charmian L. Bogle

STATE OF OREGON,
County of Klamath ss.
SEPTEMBER 29, 1977

STATE OF OREGON, County of _____ ss.
_____, 19____

Personally appeared the above named Lee A. Bogle and Charmian L. Bogle

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 _____

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

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:
Ronald V. Beann
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 11-12-78

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:
John L. Miles and E. Louise Miles
5508 Sierra Court
Klamath Falls, Oregon
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Klamath Trust School
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of KLAMATH ss.

I certify that the within instrument was received for record on the 29th day of SEPTEMBER, 1977, at 12:47 o'clock P.M., and recorded in book M77 on page 18321 or as file/reel number 36505.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer
By *Bernard J. Felich* Deputy

FEE \$ 3.00