

51502

STEVENS-NESS LAW PUB. CO., PORTLAND, OR.

KNOW ALL MEN BY THESE PRESENTS, That LLOYD M. MILLER and ROVERTA MILLER, husband and wife

to grantor paid by JAMES T. MEARS, JR. AND GLENDA G. MEARS, hereinafter called the grantor, for the consideration hereinafter stated,

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, that is situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land in Lot 63 of FAIRACRES SUBDIVISION NO. 1, more particularly described as follows: Beginning at the Southeast corner of said Lot 63; thence North 139.2 feet; thence West to the West line of said Lot 63; thence North 139.2 feet; thence East to the East line of said Lot 63; thence South 139.2 feet to the Southeast corner of the property herein described. Excepting therefrom, the Easterly 5 feet of said property acquired by Klamath County for the widening of Homedale Road in Deed Volume 349 at page 511. SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. Liens and assessments of Klamath Project, Enterprise Irrigation District and South Suburban Sanitary District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; Reservations and restrictions, including the terms and provisions thereof in Deed from Walter T. Smith, et al to H.E. Webb, dated May 13, 1927, recorded July 10, 1929 in Deed Book 86 at page 561, to-wit: "Excepting and reserving to the first parties, their heirs and assigns, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises, and to keep and maintain the same."; Right of Way Easement, 6.5 feet wide from Lloyd M. Miller, et ux to California Oregon Power Company, recorded October 30, 1959 in Deed Volume 316 at page 692.

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 shown 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 \$9,500.00

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 20 day of May 1968

STATE OF OREGON, County of Klamath

Personally appeared the above named Lloyd M. Miller and Rovertha Miller, husband and wife ) ss. May 20, 1968  
and acknowledged \_\_\_\_\_

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

**Before me:**

*Notary Public for Oregon*

My commisison expires 12/13/71

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session

# WARRANTY DEED

TO

AFTER RECORDING RETURN TO

(DON'T USE THIS SPACE) RESERVED FOR RECORDING LABEL IN COUNTRIES WHERE USED )

STATE OF OREGON.

County of Klamath

I certify that the within instrument was received for record on the 11th day of July, 1978, at 3:55 o'clock PM., and recorded in book M78 on page 14901.  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Wm. D. Milne

County Clerk

**Title.**

By Kernetha Heloth Deputy

Free \$3.00