

7A 38-15541

52005

WARRANTY DEED (INDIVIDUAL)

Vol. M

Page

15722

FRANK W. GROHS AND MARTHA E. GROHS, husband and wife

RONALD S. MILLER AND DONNA J. MILLER, husband and wife

of Klamath, State of Oregon, described as: all that real property situated in the County

Lot 3, Block 10, FIRST ADDITION TO KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon.

Subject to:

1. Easement recorded November 16, 1956 Book 288 Page 72
2. Restrictions as shown on the recorded plat
3. Trust Deed to secure the payment of \$39,600.00, recorded June 2, 1976 Book M-76 page 8172 with Trustor: Frank W Grohs and Martha E. Grohs, Trustee: William Ganong, Jr, Beneficiary: First Federal Savings and Loan Assoc. of which the grantees agree and assume to pay in full
4. The 1978-79 real property taxes which are a lien but not yet due and payable

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 54,000.00Dated this 18th day of July, 19 78Frank W GrohsMartha E GrohsSTATE OF OREGON, County of Jackson) ss.on this 18th day of July

Frank W. Grohs and Martha E. Grohs

19 78

personally appeared the above named and acknowledged the foregoing

instrument to be their voluntary act and deed.

Before me:

Linda J. Erb
Notary Public for OregonMy commission expires: June 28, 1982

* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to: Ta Donna

send tax statements to:

same as now listed

STATE OF OREGON,)

County of Klamath) ss.I certify that the within instrument was received for record on the 20th day of July, 19 78 at 10:44 o'clock AM and recorded in book M78 on page 15722 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernard J. Schuch

Deputy

Fee \$3.00