

57-41733 38-17252

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

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

60607

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MIRACLE BUILDERS, CO.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK A. SMITH and ROSE M. SMITH, husband and wife

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:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.....

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. An easement created by instrument, including the terms and provisions thereof recorded August 1, 1942 in Book 149 at page 42.
3. An easement created by instrument, including the terms and provisions thereof recorded July 23, 1958 in Book 301 at page 222.
4. An easement created by instrument, including the terms and provisions thereof recorded June 24, 1960 in Book 322 at page 250.

(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 hereinabove

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 \$ 15,100.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 27th day of December, 1978; 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)

Patrick J. Robinson, President
Rodney Leo Allen, Secretary

STATE OF OREGON,)
County of) ss.
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Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath) ss.
December 28, 1978

Personally appeared Patrick J. Robinson and Rodney Leo Allen, 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 Miracle Builders, Co.

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:

Ronald V. Brown

Notary Public for Oregon

My commission expires: 11-12-82

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

CHIEF 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.

Smiths
1371 Pine Grove Rd
KFS

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as

file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"

A tract of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the East right of way line of Pine Grove Road, said point being North 89° 54' East 30.00 feet and North 00° 06' 00" East 491.28 feet from the center west 1/16 corner (Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$) of said Section 9; thence continuing North 00° 06' 00" East, along said right of way line, 200.64 feet; thence leaving said right of way line, South 89° 13' East 222.69 feet; thence South 00° 52' 00" West 200.95 feet; thence North 89° 08' 00" West (North 89° 18' West by Deed Volume M-76 at page 4147, as recorded in the Klamath County Deed Records) 220.00 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~to be recorded~~ _____

this 5th day of January A. D. 1979 at 10:38 o'clock AM., and
 duly recorded in Vol. M-79, of Deeds on Page 433

Fee \$6.00

Wm D. MILNE, County Clerk

Jacqueline J. Metler