

64159

38-17897-m Vol. 19 Page 6058
WARRANTY DEED (CORPORATION)

MIRACLE BUILDERS, CO.

Oregon
(State of incorporation)

DALE E. MEINTS and MILDRED M. MEINTS, husband and wife

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

SEE EXHIBIT "A" ATTACHED

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

AS SHOWN ON EXHIBIT "A" ATTACHED

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 \$ 14,900.00 *

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this
7th day of March, 1979.

(Corporate Seal)

By Patrick J. Robinson President

By Warren D. Krouse (Treas) Secretary

STATE OF OREGON, County of Klamath) ss.

March 16, 1979.

Personally appeared Patrick J. Robinson and Warren D. Krouse who, being duly sworn,
did say that he is the President and Treasurer, respectively of
Miracle Builders, Co. 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 he acknowledged said
instrument to be its voluntary act and deed.

Before me:

Susan C. Patzke
Notary Public for Oregon

My commission expires: 11/2/82

Official Seal

- * 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 (CORPORATION)

TO

After Recording Return to: Tax
Statements To:
Mr. & Mrs. Dale Meints
3717 Rio Vista
Klamath Falls, OR
97601

STATE OF OREGON,)

) ss.

County of)

I certify that the within instrument was received for record
on the day of 1979,

at o'clock M. and recorded in book
on page Records of Deeds of said County.

Witness my hand and seal of County affixed.

By Title
Deputy

EXHIBIT "A"

DESCRIPTION

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 which is North 00° 06' 00" East 491.28 feet and South 89° 08' 00" East (South 89° 18' East by deed volume M-76/4147, as recorded in the Klamath County deed records) 220.00 feet from the CW 1/16 corner (Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$) of said Section 9; thence North 00° 52' 00" East 200.95 feet; thence South 89° 13' 00" East 242.79 feet to a curve to the left (radius point bears South 58° 00' 38" East 230.00 feet); thence along the arc of said curve (central angle is 31° 07' 22") 122.22 feet; thence South 00° 52' 00" West 85.00 feet; thence North 89° 08' 00" West 210.40 feet to the point of beginning.

SUBJECT TO:

1. The rights of the public in and to that portion of the above property lying within the limits of roads and highways.
2. An easement created by instrument, including the terms and provisions thereof, dated June 23, 1942, recorded August 1, 1942 in Book 149 at Page 42.
3. An easement created by instrument, including the terms and provisions thereof, dated July 15, 1958, recorded July 23, 1958 in Book 301 at Page 222.
4. An easement created by instrument, including the terms and provisions thereof, dated June 10, 1960, recorded June 24, 1960 in Book 322 at Page 250.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
 this 16th day of March A. D. 1979, at 3:32 clock P. M., on
 duly recorded in Vol. 179, of Deeds on Page 6058

Wm D. MILNE, County Clerk
 By Bernetha A. Leach

Fee \$6.00