

MIRACLE BUILDERS, CO.,

California

(State of incorporation)

GEORGE MICKA and BEVERLY MICKA, husband and wife

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

Lot 1, Block 1, Tract No. 1165, MIRACLE MANOR, in the County of Klamath, State of Oregon.

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

SEE ATTACHED EXHIBIT "A"

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 \$ 13,900.00 *

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this

5th

day of

April

19 79

(Corporate Seal)

By

Patrick J. Robinson

President

By

Rodney Leo Allen

Secretary

STATE OF OREGON, County of Klamath) ss.April 5, 19 79

Personally appeared Patrick J. Robinson + Rodney Leo Allen who, being duly sworn, did say that he is the President and Secretary 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 his voluntary act and deed.

Before me:

Busan C. Patke

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: *2 Tax Statements*
Mr. & Mrs. George Micka
 4761 Lombard Drive
 Klamath Falls, Oregon
 97601

STATE OF OREGON,)

County of) ss.

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By

Deputy

EXHIBIT "A"

7600

Subject to:

1. The rights of the public in and to that portion of the above property lying with in the limits of roads and highways.
2. An easement created by instrument, including the terms and provisions thereof, recorded: August 1, 1942 in Book: 149 at page: 42 in favor of Pacific Telephone and Telegraph Co.
3. Restrictions, but omitting restrictions, if any, based on race color, religion or national origin, as shown on the recorded plat of Miracle Manor.
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded: August 7, 1978 in Book: M-78 at page: 17109.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Transamerica Title Co.
this 6th day of April A. D. 1979 at 10:48 o'clock A. M., and
fully recorded in Vol. M79, of Deeds on Page 7599
Fee \$6.00 By Wm D. MILNE, County Clerk
[Signature]