

67230

WARRANTY DEED

Vol. 79 Page 11082

KNOW ALL MEN BY THESE PRESENTS, That LEONA A. BAKER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DON BERTON MILLER and LOUISE C. MILLER, husband and wife, hereinafter called 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:

Beginning at an iron pin which lies North 0°51' West along the West line of the NE¼SW¼ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, a distance of 217.5 feet and North 89°09' East a distance of 30 feet from the iron axle which marks the Southwest corner of said NE¼SW¼ of said Section 1 and running; thence North 0°51' West a distance of 244.8 feet to an iron pin and being the true point of beginning of this description; thence North 89°09' East 232.2 feet to an iron pin; thence North 16°33' East 83.8 feet; thence South 89°09' West 257.2 feet; thence South 0°51' East 80 feet to the point of beginning.

Said parcel is also referred to as Lot 63 of ROLAND PARK vacated by order of vacation in Volume 184 at page 171, Deed Records of Klamath County, Oregon.

SUBJECT TO: Easements, reservations, restrictions and rights-of-way of record and those apparent on the land.

(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

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 \$ 44,500.00

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 14th day of May, 1979; 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)

LEONA A. BAKER

STATE OF OREGON,

County of

Klamath } ss.

May 14

1979

Personally appeared the above named LEONA A. BAKER

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

OF

My commission expires: 5/2/80

STATE OF OREGON, County of

19

) ss.

Personally appeared

and

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

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Leona A. Baker  
2459 Patterson  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Don Berton Miller & Louise C. Miller  
2511 Patterson  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Parks & Ratliff  
228 North 7th  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Dept of Veterans' Affairs  
1225 Ferry Street, S.E.  
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 14th day of May, 1979, at 4:27 o'clock P.M., and recorded in book M79 on page 11082 or as file/reel number 67230

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer  
By Pamela A. Miller Deputy

Fee \$3.00