

1-1-74

70518

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ARCHIE WILSON and ELAINE E. WILSON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HARRY I. MILLER and TERRY L. 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:

A tract of land situated in Lot 34, ELMWOOD PARK, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin at the Northwest corner of said Lot 34, said point being on the East boundary of Summers Lane and the Northerly boundary of the USRS "F" Lateral; thence North 75°25' East along the North line of said Lot 34, 193.7 feet to an iron pin; thence South parallel with the East line of said Lot 34, 210.65 feet to an iron pin; thence North 89°46' West 187.5 feet to an iron pin on the West line of said Lot 34; thence North along the East boundary of Summers Lane 161.1 feet, more or less, to the point of beginning.

LESS that portion thereof lying and being and constituting the right of way of USRS "F" Lateral

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, easements or restrictions of record, or easements and restrictions common to the area or apparent on the face of the land

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 \$ 45,000.00

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 12 day of July, 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.

Archie Wilson
Elaine E. Wilson

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
July 12, 1979

STATE OF OREGON, County of Klamath) ss.
1979

Personally appeared Archie Wilson and Elaine E. Wilson, 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

Personally appeared the above named ARCHIE WILSON and ELAINE E. WILSON, husband and wife

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

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.

Notary Public for Oregon
My commission expires:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Form with fields for ARCHIE and ELAINE E. WILSON (5159 Summers Lane, Klamath Falls, Oregon 97601) and HARRY I. and TERRY L. MILLER (4618 Memorie Lane, Klamath Falls, Oregon 97601). Includes fields for recording office: SHASTA BRANCH KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION.

STATE OF OREGON, County of Klamath) ss.
I certify that the within instrument was received for record on the 13th day of July, 1979, at 10:46 o'clock AM, and recorded in book 179 on page 16531 or as file/reel number 70518.
Record of Deeds of said county.
Witness my hand and seal of County affixed.
D. Milne Recording Officer
By [Signature] Deputy
Fee \$3.00