

71360

MTC 7935-1  
WARRANTY DEED

Vol. 19 Page 17847

KNOW ALL MEN BY THESE PRESENTS, That FRED G. MILLER and MARILYN FAYE MILLER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN W. LUND and JACQUELINE L. LUND, 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:

Lot 15 in Block 4, ELDORADO ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. Taxes for the fiscal year 1979-1980, a lien, not yet due and payable.
  2. Sewer and water use charges, if any, due to the City of Klamath Falls.
  3. Reservations as contained in plat dedication.
  4. Right of Way Easement, including the terms and provisions thereof,
- Dated: June 15, 1978  
Recorded: June 20, 1978  
Volume: M78, page 13078, Microfilm Records of Klamath County, Oregon  
In favor of: Pacific Power & Light Company, a corporation  
For: Electric transmission lines

(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 stated above, or those apparent upon the land, if any, as of the date of this deed

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 \$ 76,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 26th 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.

(If executed by a corporation, affix corporate seal)

FRED G. MILLER

MARILYN FAYE MILLER

STATE OF OREGON,

County of Klamath

ss.

July 26, 1979

STATE OF OREGON, County of

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

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:

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires:

My Commission Expires July 13, 1981

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Mr. and Mrs. Fred G. Miller

205 Peach

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. John W. Lund

2180 Sloan Street

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. John W. Lund

2180 Sloan Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Mr. and Mrs. John W. Lund

2180 Sloan Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH

ss.

I certify that the within instrument was received for record on the 27th day of JULY, 1979, at 9:41 o'clock A.M., and recorded in book M.79 on page 17847 or as file/reel number 71360, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By *James D. Milne* Deputy

FEE \$ 3.00