

1-1-74

75846

WARRANTY DEED

Vol. M79 Page 24955

KNOW ALL MEN BY THESE PRESENTS, That JAMES B. MILLER AND HAZEL L. MILLER,
husband and wife, Undivided 1/3 interest holders

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD L. SLOAN
AND HAZEL I. SLOAN, husband and wife

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 parcel of land lying in Lot 5, Block 2, HOMELAND TRACTS, Klamath County, Oregon; the said parcel being described as follows:

Beginning on the East right-of-way line of Madison Street in Lot 5 at a point fifteen (15) feet South of the right-of-way line of the Klamath Falls-Lakeview Highway, which shall be the true point of beginning; thence along said East right-of-way line North a distance of fifteen (15) feet to the Klamath Falls-Lakeview Highway right-of-way line; thence East a distance of fifteen (15) feet along said right-of-way line; thence Southwesterly in a straight line to the point of beginning.

Said parcel contains 112.5 square feet.

Said parcel is subject to a permanent easement for the purpose of constructing, maintaining and repairing the slopes of cuts or fills granted to the State of Oregon, by and through its State Highway Commission, by Final Judgement in the Circuit Court of the State of Oregon for the County of Klamath (Case No. 64-138-L), dated April 23, 1966.

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 \$ none.
However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 12 day of October, 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)

STATE OF OREGON, } ss.
County of Multnomah }
October 12, 1979

Personally appeared the above named
James B. Miller &
Hazel L. Miller, husband & wife
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Charlotte Madrid
Notary Public for Oregon
My commission expires: 7-9-81

STATE OF OREGON, County of _____ ss.
Personally appeared _____, 19____, 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: _____

James B. Miller & Hazel L. Miller
husband & wife
5407 S. E. 47th., Portland, Or. 97206
GRANTOR'S NAME AND ADDRESS

Donald L. Sloan & Hazel I. Sloan
husband & wife, Rt. #5, Box 1304
Klamath Falls, Ore. 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
COUNTY ENGINEER'S
OFFICE
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
None, as property will be deeded by the
Sloans to the Klamath County (road Dept.)
for highway signal purposes.
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath }

I certify that the within instrument was received for record on the
24th day of October, 1979,
at 8:40 o'clock A.M., and recorded
in book M79 on page 24955 or as
file/reel number 75846,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By D. Milne, Recording Officer
Deputy
Fee \$3.50