

78835

WARRANTY DEED

38-20786
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KNOW ALL MEN BY THESE PRESENTS, That Walter James Eggsman

hereinafter called the grantor, for the consideration, herein stated, to grantor paid by Lupe Miller, 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: All that portion of the Southwest 1/4 of the Southeast 1/4, Section 23, township 34 South, Range 8 East of the Willamette Meridian, in the county of Klamath, State of Oregon, lying Southerly and Easterly of the Sprague River,

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 and restrictions of record and those apparent on the face of the land and common to the area 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 \$ 7,500.00. 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 28 day of DECEMBER, 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)

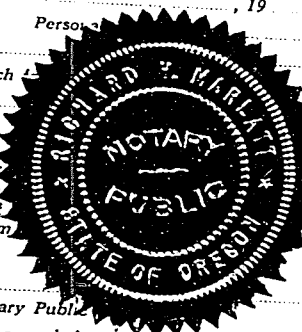
STATE OF OREGON,)
County of Klamath) ss.
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Personally appeared the above named
WALTER JAMES EGGSMAN

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

Before me,
Richard H. Marshall
Notary Public for Oregon
My commission expires: 2-16-81

Walter James Eggsman
STATE OF OREGON, County of Klamath) ss.
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Persons and
each who, being duly sworn,
together, did say that the former is the
president and that the latter is the
secretary of
a corporation.
The instrument is the corporate seal
ment was signed and sealed in be-
its board of directors; and each of
be its voluntary act and deed.



Walter James Eggsman, Cloverine Eggsman

GRANTOR'S NAME AND ADDRESS
Lupe Miller

GRANTEE'S NAME AND ADDRESS
After recording return to:
Certified Mortgage
836 Klamath Avenue
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Lupe Miller No Change
NAME, ADDRESS, ZIP

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the 31st day of December, 1979, at 3:31 o'clock P.M., and recorded in book/reel/volume No. 179 on page 29925 or as document/file/instrument/microfilm No. 78335. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By: [Signature] Deputy

Fee \$3.50