

38-21231

1-1-74

85984

WARRANTY DEED

Vol. M 80 Page 11605



KNOW ALL MEN BY THESE PRESENTS, That JAMES MILLS and DEBRA LEANNE MILLS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KATHRYN MERRILEES, 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, State of Oregon, described as follows, to-wit:

Lot 14, Block 4, ELDORADO ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof, Dated June 2, 1978, Recorded June 20, 1978, Book M-78 page, 13069 In favor of Pacific Power & Light Company, a corporation For A 5 foot wide underground electrical circuit along Northeasterly boundary of property

(continued on reverse)

(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 easements, restrictions, reservations, rights of way of record and those apparent on the land.

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 \$65,500.00. ~~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 23 day of June, 1980; 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
June 23, 1980.

Personally appeared the above named
JAMES MILLS and DEBRA
LEANNE MILLS

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

Before me:
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 1-18-82

STATE OF OREGON, County of) ss.

Personally appeared _____, 19____, and
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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

James Mills and Debra L. Mills

GRANTOR'S NAME AND ADDRESS
Kathryn Merrilees

GRANTEE'S NAME AND ADDRESS

After recording return to:

Crane & Bailey
540 Main, Suite 204
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/tee/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

11605

WARRANTY DEED

11605

11606

2. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein given to secure the payment of \$39,950.00 and having a present principal balance as of July 13, 1980 of \$39,650.95, which grantee assumes and agrees to pay according to the terms thereof.

Dated : October 1, 1979
Recorded : October 12, 1979, book M079, page 24089

Trustor : James W. Mills and Debra Leanne Mills, husband and wife

Trustee : William Sisemore

Beneficiary : Klamath First Federal Savings and Loan Association of Klamath Falls, Oregon, a Corporation
Loan #05-11719

(continued on reverse)

STATE OF OREGON; COUNTY OF KLAMATH;

Recorded for record at request of Transamerica Title Co.

24th day of June A. D. 1980 at 3:55 P. M.
Recorded in Vol. M80 of Deeds on Page 11605

Wm D. MILNE, County Clerk

Fee \$7.00

STATE OF OREGON
County of Klamath
I, County Clerk, do hereby certify that the foregoing instrument was duly recorded in the office of the County Clerk of Klamath County, Oregon, on the 24th day of June, A. D. 1980, at 3:55 P. M., in Book M80 of Deeds, on Page 11605.
Witness my hand and seal of office this 24th day of June, A. D. 1980.

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