

KNOW ALL MEN BY THESE PRESENTS, That DAVID E. DRAKE and KATHRYN R. DRAKE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY L. MILLER and NORMA L. MILLER, and CRAIG COWEN, 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 12, Block 9, WAGON TRAIL ACREAGES NO. 1, SECOND ADDITION, 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 1980-1981, a lien, not yet due and payable.
2. Subject to the terms and provisions of Wagon Trail Ranch Homeowners Association, as set forth in plat dedication.
3. A 25 foot public utility easement as shown on dedicated plat.
4. Subject to reservations and restrictions as contained in the dedication of plat of Wagon Trail Acreages No. 1, Second Addition.
5. Reservations and restrictions for Wagon Trail Ranch, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded August 30, 1972 in Volume M72, page 9766, Microfilm Records of Klamath County, Oregon.

(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 \$ 7,000.00. (If space insufficient, continue description on reverse side.)

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 August 9, 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)

Iowa
STATE OF OREGON }
County of } ss.
August 9, 1980

Personally appeared the above named
DAVID E. DRAKE and KATHRYN R. DRAKE,
husband and wife

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath) ss.
August 9, 1980

Personally appeared David E. Drake and Kathryn R. Drake 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:

(OFFICIAL SEAL)



Mr. & Mrs. David E. Drake
Route #2
Dexter, Iowa 50070

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Gary L. Miller and Craig Cowen
4505 Jan. Ree Drive
North Salem, OR 97303

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 15th day of August, 1980, at 3:25 o'clock P.M., and recorded in book M80 on page 15477 or as file/reel number 88405, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By D. Milne, Recording Officer
Barbara L. Smith, Deputy

Fee \$3.50

SPACE RESERVED FOR RECORDER'S USE