

This Indenture Witnesseth, THAT CHARLES A. MILLER and EMA J. MILLER, husband and wife, hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto WILLIAM A. PHILLIPS, his heirs and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

The South 40 feet of Lots 27, 28 and 29 in Block 24, INDUSTRIAL ADDITION in the City of Klamath Falls, Klamath County, Oregon.

Subject to: Easements and rights of way of record and those apparent on the land, if any.

The true and actual consideration for this transfer is \$ 5,500.00 ~~being~~

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, his heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantee, his heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except as above stated, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 20th day of March, 19 73 .

(SEAL)

Charles A. Miller (SEAL)

(SEAL)

Ema J. Miller (SEAL)

STATE OF OREGON, County of Klamath, ss. March 21<sup>st</sup>, 1973

(Personally appeared the above named Charles A. Miller and Ema J. Miller, husband and wife,

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

Before me:

John D. Boeckner

Notary Public for Oregon.  
My commission expires 11/25/76

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 20th day of August, 1980, at 2:55 o'clock P. M., and recorded in book M80 on page 15780 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Berntha S. Petach County Clerk-Recorder

Fee \$3.50

Deputy

After recording return to:

Mr. William A. Phillips  
2305 Oak St.  
Klamath Falls, OR 97601

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